

**CHAPTER 5 – OFF-STREET PARKING AND LOADING****Sec. 7.5.1 – General**

- A. The required off-street parking and loading areas shall be provided for all new residential and/or non-residential development. For building additions or project enlargements, additional off-street parking and loading areas shall be required proportionate to the proposed expansion, unless otherwise provided for in the LDR.
- B. All surface parking and loading areas, grass or otherwise, shall be considered impervious paved surface for the purpose of determining drainage system flow capacity and stormwater management runoff treatment control requirements. Pervious/porous paved areas may be excluded if approved by the Wellington Engineer.
- C. The minimum number of off-street parking spaces shall comply with Table 7.5-1. In the event that a use is not provided for in the minimum parking standards table, or in another section of the LDR, the PZB Director, or designee, shall assign a use standard from the LDR that is most similar to the proposed use.

**Table 7.5-1 Minimum Off-Street Parking Standards**

<b>Use</b>	<b>Parking Standard</b>
<b>Residential</b>	
Bed and Breakfast	Two (2) spaces for the establishment; plus, one (1) space for each bedroom for rent.
Congregate Living Facility, Types 1, 2A, 2B and 3	Types 1, 2A, and 3 shall provide one (1) space per unit or per two (2) beds, whichever is greater; plus, one (1) space per peak shift employee or one (1) space per 200 NSF of office, whichever is greater.  Type 2B shall provide one (1) space per peak shift employee; plus, one (1) space per seven (7) residents for guests. Resident parking shall be prohibited.  Types 2A, 2B, and 3 shall provide drop off space within 50 feet of the primary building entrance.
Single-family and Multi-family Dwelling Units	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.  Independent living shall provide 0.25 guest parking spaces per unit for all dwelling units.
<b>Commercial, Institutional, Recreational (Outdoor) and Events</b>	
Arena, Auditorium, Entertainment, Theater, Public Assembly, or Stadium	One (1) space per 200 NSF of use area or one (1) space per three (3) seats, whichever is greater; plus, one (1) space per employee (Accessory uses shall be calculated separately).
Assembly, Church or Place of Worship	One (1) space per three (3) seats (schools and gyms calculated separately)

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Use	Parking Standard
Athletic Field	One (1) space per four (4) seats or 30 spaces per field, whichever is greater.
Bowling Alley	Two (2) spaces per lane; plus, one (1) space per 200 GSF of non-bowling area.
Clubhouse	One (1) space per 500 GSF of air-conditioned use.
College or University, Vocational School	One (1) space per two (2) students (maximum enrollment); One (1) space per four (4) seats in gymnasiums and auditoriums; and One (1) space per 300 NSF of administrative and educational office space.
Community Swimming Pool	One (1) space per 100 GSF of pool area.
Craftsman	Parking spaces shall be determined by using the Flex Space standard for the production area, and the Retail standard for the remaining area.
Day Care Center  * capacity 5 to 99  **capacity 100 or more	*One (1) space per five (5) persons; plus, one (1) drop off space per 20 persons.  **One (1) space per 10 persons; plus, one (1) drop off space per 10 persons.
Events or Special Use Events	One (1) space per four (4) seats or one (1) space per three (3) attendees and/or spectators, whichever is greater.  Events proposed for the Equestrian Preserve Area to include parking for golf carts or oversized vehicles shall require specific parking plans and standards for the vehicles as part of the Special Permit, Equestrian Permit, Seasonal Permit or Conditional Use, whichever applies.
Golf Course	Four (4) spaces per hole; plus, one (1) space per 200 GSF of clubhouse.
Government Services	One (1) space per three (3) seats of public assembly room or one (1) space per 500 GSF, whichever is greater.
Hospital	1.5 spaces per two (2) beds; plus, one (1) space per 1,000 GSF.
Hotel	1.25 spaces per guest room; (convention areas, restaurants, etc. totaling over 1,500 NSF shall be calculated separately); plus, one (1) space per employee.
Instructional Services	One (1) space per 200 NSF of class room area; plus, one (1) space per employee/instructor or one (1) space per 200 NSF of building area, whichever is greater.
Medical Office	One (1) space per 200 NSF.
Microbrewery	One (1) space per 1,000 NSF of storage of finished product or raw material; plus, one (1) space per 100 NSF of retail/tasting room; plus, one (1) space per 600 NSF of all other areas including production.
Nursing or Convalescent Facility	One (1) space per four (4) beds; plus, one (1) space per 200 NSF of office.
Office (general) or Retail	One (1) space per 250 NSF.
Repair and Maintenance	One (1) space per 200 NSF; plus, two (2) spaces per repair bay.
Restaurant or Lounge	One (1) space per three (3) seats including outdoor seating.

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Use	Parking Standard
Retail Nursery	One (1) space per 500 NSF of indoor or covered retail or office areas; plus, one (1) space per four (4) acres up to 20 acres. For nurseries greater than 20 acres, one (1) space per five (5) acres shall be provided.
School, Elementary	One (1) space per classroom; plus, one (1) space per 200 NSF of building not accounted for in class or hall areas.
School, Secondary	0.25 per student, plus one (1) per 200 NSF of building not accounted for in class or hall areas.
Tennis Courts	1.5 spaces per court.
<b>Agricultural</b>	
Stable	Four (4) or fewer stalls: No required parking 5 – 100 stalls: One (1) space per three (3) stalls 101+ stalls: One (1) space per two (2) stalls
Wholesale Nursery	One (1) space per 500 NSF of indoor or office area; plus, one (1) space per four (4) acres.
<b>Industrial</b>	
Contractor's Storage Yard	One (1) space per 500 GSF; plus, one (1) space per 5,000 GSF of outdoor storage.
Flex Space / Warehouse	One (1) space per 1,000 NSF; plus, one (1) space per 200 NSF of office or sales area.
Manufacturing and Processing	Two (2) spaces per 1,000 NSF of the first 10,000 NSF; plus, one (1) space per 1,000 NSF over 10,000 square feet.
Self-service Storage	One (1) space per 75 storage bays; plus, one (1) space per peak shift employee; plus, a minimum of five (5) customer spaces.

*Notes:*

1. For the purposes of this table, each 22 inches of bleacher or bench area shall be equivalent to one (1) seat.
2. NSF: Net square feet (excluding public corridors, elevators, stairwells, mechanical rooms, public bathrooms, custodial rooms and shaft spaces).
3. GSF: Gross square feet.

D. Bicycle parking and facilities shall be provided for all non-residential development and recreational facilities in residential developments in accordance with the following:

1. Bicycle parking shall be located within 50 feet of the main entrance to the building or use. Alternative locations may be approved by the Development Review Manager (DM) if determined that bicycle parking is better served at a secondary entrance. The number of bicycle parking spaces required for new buildings, or building additions that are 50 percent or more of the gross floor area of the entire existing structure, except as noted in below section, shall comply with the following standards:
  - a. Bicycle parking and facilities shall be provided as provided in Table 7.5-2.
  - b. A Type I bicycle parking space is an easily accessible parking space, typically used by visitors at a specific location for a short period of time. A

Type II bicycle parking space is an access-restricted space for the long-term storage of bicycles, typically greater than four (4) hours or overnight.

- c. Uses not listed, and all new non-residential uses (including retrofit/redevelopment), shall provide at least two (2) Type I bicycle parking spaces. All new non-residential uses not listed in Table 7.5-2, Type II bicycle parking spaces may be required for buildings greater than 20,000 square feet as determined by the DRM at the Site Plan review process.

**Table 7.5-2 Minimum Number and Type of Bicycle Parking Spaces and Showers/Lockers**

<u>Use</u>	<u>Type I</u>	<u>Type II</u>	<u>Showers and Lockers</u>
<b><u>Commercial, Institutional, Recreational (Outdoor) and Events</u></b>			
<u>Hotel</u>	<u>1 space per 25 guest rooms plus requirements for Type I based on ancillary uses (i.e. restaurant, meeting rooms, and retail)</u>	<u>≥50 guest rooms: 2 spaces per 50 guest rooms plus requirements for Type II based on ancillary uses (i.e. restaurant, meeting rooms, and retail)</u>	
<u>Restaurant or Lounge</u>	<u>2 spaces per 5,000 sf.</u>	<u>≥ 20,000 sf.: 2 spaces per 20,000</u>	<u>Not required</u>
<u>Fitness Center, Indoor Entertainment</u>	<u>2 spaces per 10,000 sf.</u>	<u>≥ 20,000 sf.: 2 spaces per 20,000</u>	
<u>Hospital</u>	<u>1 space per 20,000 sf.</u>	<u>≥ 25,000 sf. or ≥ 20 employees: 2 per 25,000 sf. or 20 employees, whichever is greater.</u>	
<u>Office (general) less than 50,000 sf.</u>	<u>1 space per 5,000 sf.</u>	<u>2 spaces for 30,001 – 50,000 sf.</u>	<u>30,001 – 50,000 sf: 2</u>
<u>Office (general) more than 50,000 sf.</u>	<u>6 spaces plus 1 space per 20,000 sf.</u>	<u>6 spaces plus 2 spaces per 10,000 sf.</u>	<u>2, plus 2 per every additional 50,000 sf.</u>
<u>Retail</u>	<u>2 spaces per 5,000 sf.</u>	<u>≥ 20,000 sf.: 2 spaces per 20,000</u>	
<u>Arena, Auditorium, Entertainment, Theater, Public Assembly or Stadium</u>	<u>1 space per 200 seats</u>	<u>2 spaces per 10,000 sf. of gross area of accessory retail and offices</u>	
<u>Assembly</u>	<u>1 space per 20 employees</u>	<u>1 space per 20 employees</u>	<u>Not required</u>
<u>Public, parochial, or private day-care centers for more than 15 children</u>	<u>1 space per 20 Students</u>	<u>≥ 20 employees: 1 space per 20 employees</u>	<u>≥ 20 employees, 2 per 20 employees</u>
<u>Public, private, or charter schools (grades 1-3)</u>	<u>1 space per 20 Students</u>	<u>≥ 20 employees: 1 space per 20 employees</u>	<u>≥ 20 employees, 2 per 20 employees</u>
<u>Public, private, or charter schools (grades 4-6), and junior and high schools</u>	<u>1 space per 20 employees plus 1 space per 20 Students</u>	<u>≥ 20 employees: 1 space per 20 employees</u>	<u>≥ 20 employees, 2 per 20 employees</u>
<u>College or University</u>	<u>2 spaces per 10,000 sf.</u>	<u>2 spaces, or 1 per 20,000 sf.</u>	<u>2 per 20,000 sf</u>
<b><u>Industrial</u></b>			

<u>Use</u>	<u>Type I</u>	<u>Type II</u>	<u>Showers and Lockers</u>
<u>Automotive Paint/Body Shop, Repair and Maintenance (Large and Small), and Self-Storage.</u>	<u>6 spaces plus 1 space per 25,000 sf. combined parking and floor area</u>	<u>≥50,000 sf.: 2 plus 2 per 50,000 sf. of combined parking and floor area</u>	
<u>Manufacturing/Fabrication, Microbrewery, Packing, Distribution and Processing, and Research and Development</u>	<u>2 spaces minimum, additional spaces to be determined with site plan approval</u>	<u>≥ 15,000 sf.: 1 per 15,000 sf.</u>	<u>Not required</u>
<b><u>Residential</u></b>			
<u>Single Family Residential (including single family attached or detached homes)</u>	<u>Not required</u>		
<u>Residential Development common area, clubhouse, rec. area, etc. (Single and Multifamily)</u>	<u>4 spaces per 50 dwelling units</u>	<u>0.25 spaces per unit for dwelling without individual garage</u>	<u>Not required</u>

\*Square feet shall be measured as gross square feet. The minimum requirement is per unit of measure (sf, unit, etc.) or portion thereof.

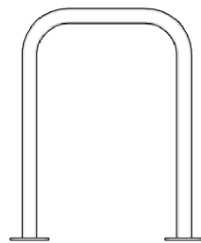
2. One (1) space per 2,000 square feet of GFA floor area. ARB approval is required for all alternative bicycle parking designs, materials, and colors/finishes consistent with the project and exterior site amenities. All bicycle racks must be installed using the manufacturer's standard detail and must be a Type I and/or Type II bicycle parking space as detailed by Wellington's Bicycle Parking Manual.

- a. Type I Bicycle Parking:

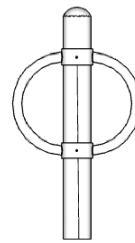
- i. Type I bicycle parking may be provided in any combination of bicycle racks and bicycle lockers. Racks must be permanently affixed to the ground and shall follow the form identified in Figure 7.5.1: *Standard Type I Bicycle Racks*, unless a variation is approved through the Site Plan and ARB process. Variations from a standard Type I bicycle parking rack may be approved if the rack meets all of the following standards:
  1. Supports the bicycle by making two (2) points of contact with the bicycle preventing it from falling over;
  2. Allows locking of the frame and one (1) or both wheels with a U-lock;
  3. Allows two (2) bicycles to be secured per rack.
- ii. All bicycle racks shall accommodate a minimum of two (2) bicycles. The bicycle parking rack must be publicly accessible at all hours and be well-lit at night.
- iii. Type I bicycle parking must be provided for all new non-residential uses.

- iv. Type I bicycle parking must be provided outside of a principal building and within 50 feet of the principal entrance(s) of the use served by the parking, unless an alternative location is approved with the site plan.
- v. If required bicycle parking is not visible from the street or principal entrance(s), a sign must be posted at the principal entrance(s) indicating the location of the parking.
- vi. If more than 10 bicycle parking spaces are required, a minimum of 10 percent of the required bicycle parking spaces shall be designed to accommodate cargo-style bicycles or bicycles with trailers.

**Figure 7.5.1: Standard Type I Bicycle Racks**



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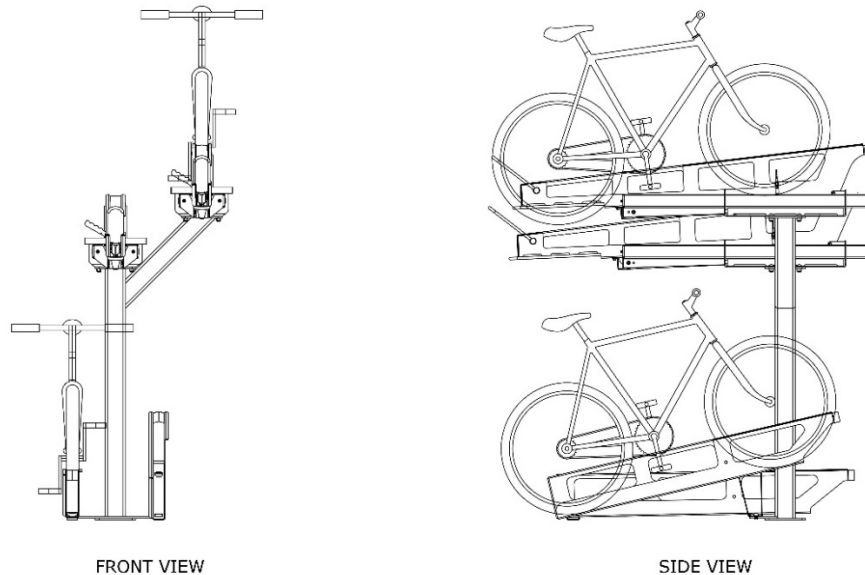
POST AND RING

b. Type II Bicycle Parking

- i. Types of Type II bicycle parking include bicycle lockers or an enclosed, secure room. Bike rooms should be placed near showers, if required.
- ii. Type II bicycle parking must be provided in a well-lit, secure location within the same building as the use the parking is intended to serve or within an accessory structure located within 200 feet of the principal entrance of the building.
- iii. If required, showers and Type II bicycle parking shall be co-located in a building in an access-restricted area or otherwise not accessible to the public at large. Specifications for these facilities shall be included as part of the site plan.
- iv. When 20 or more Type II bicycle parking spaces are required, a minimum of five percent (5%) of the spaces must be eight (8) feet long by three (3) feet wide in size to accommodate cargo-style bicycles or bicycles with trailers.

- v. At least 30 percent (30%) of the spaces must be in a horizontal rack, or on the lower level of a stacked bicycle parking rack, as illustrated in Figure 7.5.1-1.
- vi. At least ten percent (10%) of the spaces must have electrical sockets accessible to the spaces. Each electrical socket must be accessible from horizontal bicycle spaces.

**Figure 7.5.1-1 Stacked Horizontal Bicycle Parking Example**



- c. Bicycle parking shall be placed in a manner to avoid conflicts between motor vehicles, buildings, pedestrian sidewalks, and any clear zones. For site planning purposes, bicycles are considered to be six (6) feet long by two (2) feet wide for regular bicycles and eight (8) feet long by three (3) feet wide for cargo-style bicycles.
3. ~~A minimum of two (2) and a maximum of 10 spaces shall be provided for a single use, excluding schools.~~ Shower and locker facilities shall meet the following standards:
- a. Showers and lockers shall be conveniently located close to bicycle parking facilities. The facility must be placed on the 1<sup>st</sup> floor of the building, unless the PZB Director grants an exception with a reasonable alternate location and justification.
  - b. Separate shower facilities for males and females are required. The installation and use of individual facilities are permitted, provided they comply with Florida Statutes.
  - c. One (1) locker shall be provided for each required bicycle parking space. Lockers shall be well-ventilated and have sufficient space to allow for the storage of cycling attire and equipment.

- d. Shower facilities shall have non-slip surfaces, hooks, and/or benches to keep belongings off the floor.
- e. The minimum number of showers, as shown in Table 7.5-3, shall be required.

**Table 7.5-3 Minimum Shower Requirements**

<b><u>Number of bicycle parking spaces</u></b>	<b><u>Minimum shower requirements</u></b>
<u>1-25</u>	<u>Two (2) showers - one (1) male and one (1) female.</u>
<u>26-75</u>	<u>Four (4) showers -two (2) male and two (2) female.</u>
<u>76-150</u>	<u>Six (6) showers - three (3) male and three (3) female.</u>
<u>150 or greater</u>	<u>Eight (8) showers – four (4) male and four (4) female.</u>

Note: Separate changing rooms may be provided for males and females.