

ORDINANCE NO. 96-15

AN ORDINANCE AMENDING NEW SMYRNA BEACH
ORDINANCE 1-91, NEW SMYRNA BEACH LAND
DEVELOPMENT REGULATIONS, ARTICLE VI,
DEVELOPMENT DESIGN AND IMPROVEMENT
STANDARDS, SEC. 604.09, OFF-STREET PARKING,
LOADING, AND DRIVEWAYS, TO AMEND THE SPECIAL
PARKING DISTRICT REGULATIONS; PROVIDING FOR
CODIFICATION; PROVIDING FOR PUBLIC HEARING;
PROVIDING FOR CONFLICTING ORDINANCES;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the Development Services Department of the City of
New Smyrna Beach requested an amendment to the Land Development
Regulations, Article VI, Development Design and Improvement
Standards, Sec. 604.09, Off-Street Parking, Loading, and Driveways,
to amend the Community Redevelopment Agency (CRA) Special Parking
District regulations; and

WHEREAS, the Planning and Zoning Board, at its meeting on
September 15, 2015, by a vote of 4-0 (Board members Steven
Casserly, Jamie Calkins and Kelly Azzinaro were absent),
recommended to the City Commission that the aforescribed
amendments be *approved* with the condition that the proposed bicycle
parking ratios be revised to state that bicycle parking shall not
exceed a maximum of 50 spaces; and

WHEREAS, the City Commission deems it is in the best interests
of the citizens of the City of New Smyrna Beach to amend the Land
Development Regulations as more particularly set forth hereinafter.

*NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY
OF NEW SMYRNA BEACH, FLORIDA:*

SECTION1: *Amendment.* That New Smyrna Beach Ordinance 1-91, New
Smyrna Beach Land Development Regulations, Article VI, Development
Design and Improvement Standards, Sec. 604.09, Off-Street Parking,
Loading, and Driveways, is hereby amended as follows: (**Note:**
Omissions from text are indicated by [...], deletions from text are
indicated by ~~strikeout~~, and additions to text are indicated by
underline.)

ARTICLE VI
DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS

...

SEE EXHIBIT "A" ATTACHED HERETO AND
BY REFERENCE MADE A PART HEREOF.

SECTION 2: Codification. Following adoption of this ordinance, the City Attorney shall transmit a copy of this ordinance to Municipal Code Corporation of Tallahassee, Florida, to be codified into the City's Code of Ordinances. Municipal Code Corporation's usual and customary fee for said codification service is hereby approved.

SECTION 3: Public Hearing. That a public hearing considering the adoption of this ordinance held on October 27, 2015, in the City Commission Chambers at City Hall, 210 Sams Avenue (south entrance on Julia Street), New Smyrna Beach, Florida, after notice published, is found to comply with §166.041(3)(a), F.S.

SECTION 4: Conflicting Ordinances. That any ordinances that are in conflict with this ordinance are hereby rescinded and repealed.

SECTION 5: Severability. That if any section, sentence, clause or phrase of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 6: Effective Date. That this ordinance shall take effect immediately upon its final adoption.

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APPROVED AS TO FORM AND CORRECTNESS:

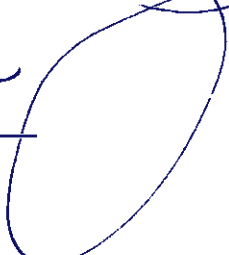
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FRANK B. GUMMEY, III
City Attorney

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DATE: 9/25/15 

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Off-Street Parking, Loading and Driveways -
Land Development Regulations Text Amendment
First Reading October 13, 2015
Public Hearing October 27, 2015
September 25, 2015
3:47 pm

604.09 Off-Street Parking, Loading, and Driveways

A. General Requirements

- (1) Each application for a ~~certificate of zoning, building permit, special exception, variance, site plan approval and/or subdivision development~~ approval shall include plans for at least the minimum number of off-street parking, loading spaces and driveways as ~~herein required by this code~~. Plans shall include information as to location and dimensions of off-street parking, loading spaces and driveways. The Administrative Official shall not authorize the issuance of any permit until s/he determines that the requirements of this section are met in the plans. No use shall be permitted without the required number of parking spaces, unless the number of required spaces are vested.
- (2) ~~Every building, use or structure instituted, erected, or adding to the number of businesses in a building after the effective date of this LDR, shall be provided in accordance with the provisions of this LDR for the use of occupants, employees, visitors or patrons. No use shall be a permitted use without an adequate number of parking spaces as indicated herein unless the number of required spaces are vested.~~
- (3) ~~Such off~~Off-street parking and loading facilities shall be maintained as constructed and continued as an accessory use as long as the ~~main~~primary use is continued.
- (4) ~~Where a b~~Buildings existed existing at the effective date of this code such building may be modernized, altered or repaired, provided there is no increase in floor area or capacity and there is no change of occupancy, without providing additional off-street parking and loading facilities.
- (5) ~~Where~~When a building or use that existed at the effective date of this code is enlarged in floor area, volume, capacity, or space occupied, off-street parking and loading facilities as ~~specified herein~~required by this code shall be provided ~~for the additional floor area, volume, capacity or space so created or occupied.~~
- (6) ~~Where~~When a building or use that existed at the effective date of this code is changed in use or occupancy, additional off-street parking and loading facilities shall be provided ~~to the extent that~~when the required off-street parking and loading facilities for the new use or occupancy exceeds the off-street parking and loading facilities which ~~would have been required for the previous use or occupancy had the regulations of this Article been applicable thereto.~~
- (7) Spaces required for one use may not be assigned to another use, ~~except that as follows:~~
 - ~~one~~One-half of the parking spaces required for churches, theaters, or other places of assembly whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.
 - ~~Conversely, o~~One-half of the required parking spaces for a use which will be closed at night and on Sundays may be assigned to churches, theaters, or other places of assembly whose peak attendance will be at night and on Sundays.
- (8) Only properties within the Mainland, Flagler and U.S. 1 Special Parking districts may provide required parking off-site. If required off-street parking spaces cannot be provided on the same lot where the principal building or use is located, such

EXHIBIT

A

Ord. 96-15

(24 Pages)

~~required parking spaces may be provided Off-site parking within the Mainland, Flagler and U.S. 1 Special Parking districts is subject to the following requirements:~~

- ~~• MU zoned properties: Off-site parking must be provided within 1,500 feet~~
- ~~• All other non-residential zoning districts: Off-site parking must be provided within 200 feet~~
- ~~• Off-site parking must be on land that is zoned for non-residential uses. The only exception is a residentially-zoned parcel that is immediately adjacent to the business that requires the off-site parking. Off-site parking areas on residentially-zoned properties shall require a 10-foot wide landscape buffer around all property lines~~
- ~~• Multi-family and transient lodging uses shall provide all parking onsite~~
- ~~• The distance of the off-site parking area shall be measured in a straight line from the closest points between the two properties~~
- ~~• Off-site parking must be owned or leased by the business requiring the off-site parking~~
- ~~• Documentation of continued control of off-site parking areas shall provided each year when the business tax receipt for the business is renewed~~
- ~~• Off-site parking lots shall meet all landscaping, stormwater retention and dimensional requirements of the LDR~~
~~on other land within 1,500 feet in the "MU," Mixed-Use Zoning District and 200 feet in all other non-residential zoning districts or contiguous property in residential zoning districts from the lot where the principal building or use is located except multi-family and hotel and motel uses shall provide all parking onsite. This distance between the principal use and off-site parking facility shall be measured in a straight line from the closest points between the two properties. The land upon which the off-site parking is located must be either owned or leased by the principal user. All required off-site parking must be maintained with the principal use, unless required parking needs can be met in some other manner consistent with the requirements of this LDR. Off-site parking lots abutting property zoned or used for residential purposes shall be appropriately buffered at the side or rear lot lines consistent with the requirements of the Landscaping and Tree Preservation requirements of this LDR.~~

~~Ord. #27-04, Ord. #37-~~

~~07, Ord. #13-06, Ord. #103-14~~

~~Providing off-site parking on leased land shall be subject to the following restrictions:~~

- ~~a. Except in the Canal Street and Flagler Avenue Special Parking Districts, leased off-site parking may not be used as required parking to support new construction or an addition to a building or structure; or~~
- ~~b. Where leased off-site parking is used to meet the minimum parking requirements, the use to the extent it is dependent upon leased off-site parking must be terminated in the event the lease is terminated.~~

~~Ord.~~

~~#24-02~~

- ~~(9) Parking required for a non-residential use may be located on contiguous residentially-zoned property provided it is consistent with Section 604.10A.(8) herein and the boundaries of the parking area have a 10-foot landscaped buffer conforming to the Landscaping and Tree Preservation Section of this LDR.~~

~~Ord. #37-07~~

- (109) No parking spaces shall block access to a building, dumpster, access aisle or block access to any other structure.

B. Single-family and Two-family residential driveways

- (1) Minimum Width—: 8 feet
Maximum Width (at front yard setback line): 40% of the lot width
Maximum Width (at property line): 30 feet
~~Single-family and two-family residential driveways shall have a minimum width of eight feet and a maximum width of 40% of the lot width measured at the front yard setback line. The maximum width of a driveway measured along the property line is 30 feet.~~
- ~~(2)~~ Allowed Materials type: Driveways may be paved or unpaved. Both paved and unpaved driveways shall be included in the maximum lot coverage calculations. Both pervious and impervious driveway surfaces shall be considered in calculating whether the foregoing standard has been exceeded.
- ~~(2)(3)~~ Front yard coverage, Location: Driveways shall be located in front of the garage or in the side yard. Driveways shall not be expanded across the front of the house, unless a circular driveway is proposed. Driveway and parking coverage within the front yard shall be limited to the area of the front yard which is directly in front of the garage or in the side yard. Further extension of or expansion to existing driveway and parking coverage shall not increase driveway or parking coverage or expansion is for the purpose of constructing a circular drive.
- ~~(3)(4)~~ Location Setbacks—: 3 feet, unless the driveway is shared between adjacent properties. Driveways shall not be located closer than three feet to side lot lines except where neighboring properties are to share a driveway.
- (5) Number of entrances—:
- All parcels shall be allowed one driveway access point.
 - Two driveway access points are allowed for a circular driveway on local streets if the parcel is at least 75 feet wide.
 - On streets not classified as a local, two driveway access points are allowed for a circular driveway if the parcel is at least 100 feet wide.
 - Corner lots and through lots may have a driveway access point on each street. Notwithstanding other applicable provisions of this LDR, two driveway access points for a circular driveway shall be allowed on local streets provided the parcel has a minimum frontage of 75 feet. On all other streets, two driveway access points shall be allowed provided the parcel has a minimum frontage of 100 feet.

C. Multi-Family and Non-Residential Parking Lot Design Standards

- (1) (1) Entrances and Exits:
Minimum Width (one-way): 12 feet
Maximum Width (one-way): 18 feet
Minimum Width (two-way): 24 feet
Maximum Width (two-way): 30 feet
~~All entrances to and exits from parking lots shall have minimum widths of 12 feet and maximum width of 18 feet for each lane where a separate entrance and exit is provided. Two-way entrance and exit widths for parking lots shall be a minimum of 24 feet and a maximum width of 30 feet wide.~~
- (2) (2) Drive Aisles:
Minimum Width (one-way, not adjacent to a parking space): 10 feet

Maximum Width (one-way, not adjacent to a parking space): 15 feet

Minimum Width (two-way, not adjacent to a parking space): 20 feet

Maximum Width (two-way, not adjacent to a parking space): 30 feet

~~Parking lot driveways not adjacent to a parking space shall have a minimum width of 10 feet and a maximum width of 15 feet for each lane where a separate entrance and exit is provided. Two-way driveways not adjacent to parking spaces shall be a minimum of 20 feet wide and a maximum of 30 feet wide. Ord. #16-00~~

- (3) Allowed Materials: All off-street parking lots, including exits, entrances, maneuvering and parking spaces shall be graded, paved with concrete, brick, asphalt, or paver blocks and permanently maintained by the owner(s) except for Section 604.10-09 H. of this LDR.

- (4) Exceptions: Church parking spaces may be excluded from paving requirements and shall, as an alternative, use grass with a stabilized subgrade and individually designated bumper stops.

(6) (5) Location:

- Parking lot entrances and exits must shall have access to a street or alley
- Entrances and exits shall not be located closer than at least 23 feet from the radius of an intersection of two streets
- Entrances and exits and shall not be located less than at least 50 feet from the radius of another parking lot entrance or exit which is on property under the same ownership.

(7) (6) Minimum Radius Requirements:

- Drive Aisles: 10 feet
- Parking Spaces: 5 feet

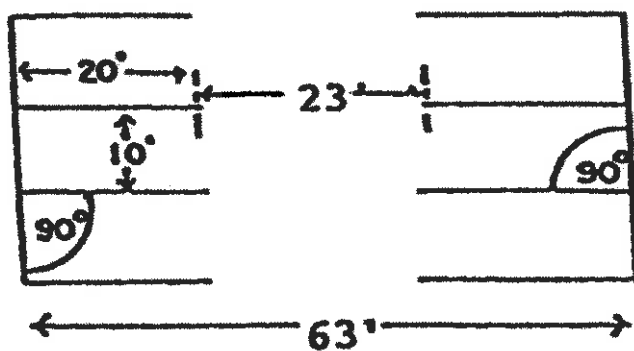
~~All parking lot access drives shall have a minimum radius of ten (10) feet and all parking spaces shall have a minimum radius of five (5) feet.~~

- (7) Parking spaces shall be situated at either a ~~ninety (90)-, sixty (60)-, forty-five (45)-, or thirty (30)-~~degree angle in relation to the access drive aisle. Parking spaces may also be parallel to the access drive aisle.

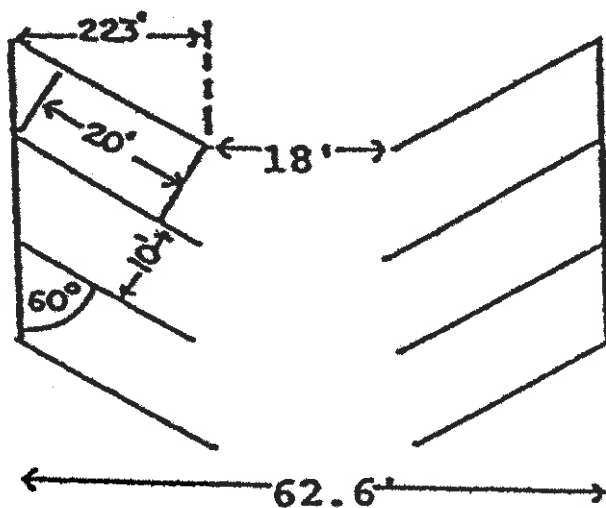
- (8) Parking Lot Design Standards - Developments 20,000 Square Feet or Greater):~~The design of a parking lot shall conform to the following illustrations:~~

- a. ~~Parking lot associated with a shopping center having 20,000 square feet or more shall be in accordance with the following designs. [Revised 5-7-~~

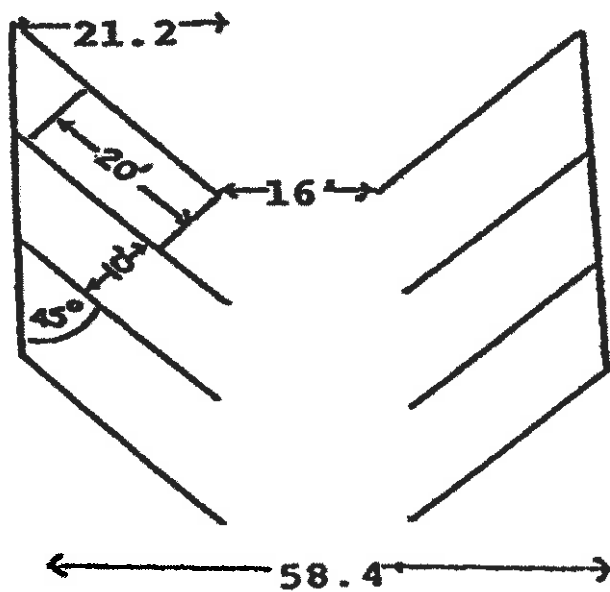
4a. 90 degree angle parking spaces:



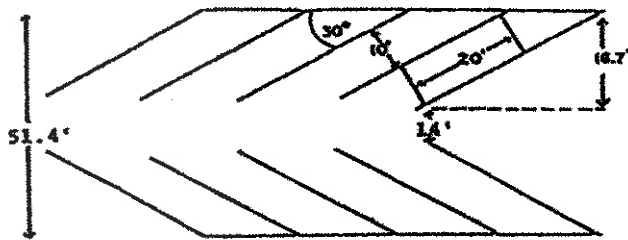
2b. 60 degree angle parking spaces:



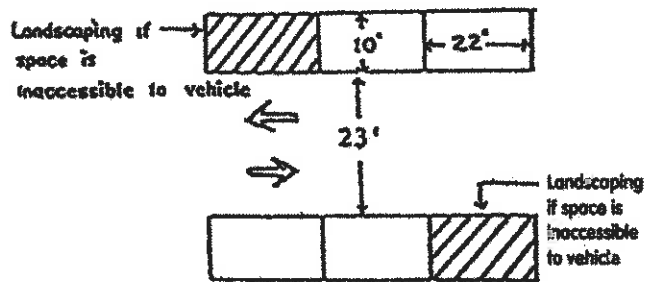
3c. 45 degree angle parking spaces:



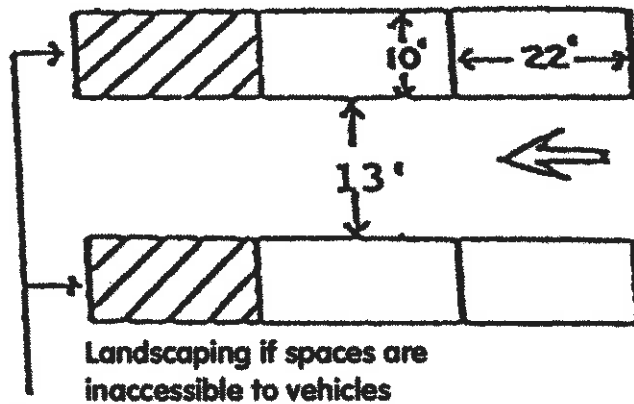
4d. 30 degree angle parking spaces:



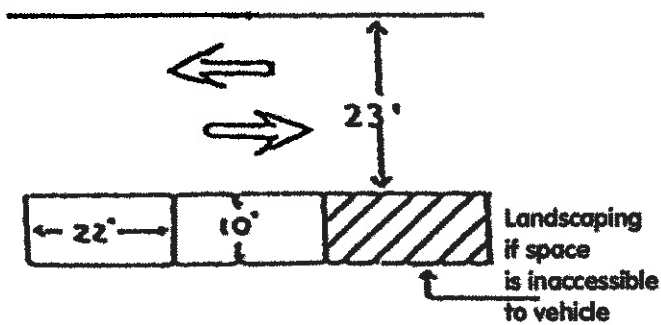
5e. Parallel parking - two way double sided:



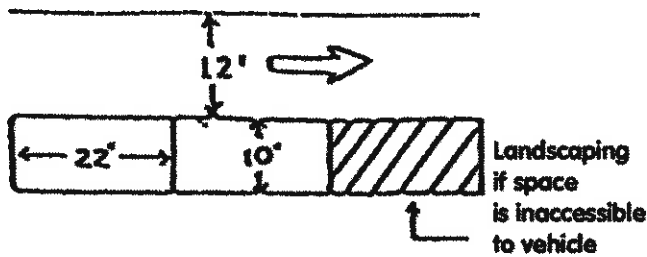
6f. Parallel parking one-way double sides:



7g. Parallel parking two-way one sided:



8h. Parallel parking one-way one sided:



(9) Parking Lot Design Standards - Developments Less Than 20,000 Square Feet):

- ba. Parking lots for developments consisting of less than 20,000 square feet, shall use the same design standards as above, with the following modifications to minimum drive aisle widths: not associated with a shopping center having 20,000 square feet or more may use any design and shall have the same dimensions except that the parking space access aisle may be as follows:

Parking Space Type	Minimum Drive Aisle Width
90-degree angle	22 feet
60-degree angle	17 feet
45-degree angle	14 feet
30-degree angle	13 feet
Parallel parking, two-way, double-sided	22 feet
Parallel parking, one-way, double-sided	12 feet
Parallel parking, two-way, one-sided	22 feet
Parallel parking, one-way, one-sided	12 feet

1. 90 degree angle parking spaces shall have 22 foot aisles;
~~Ord. #36-94~~
2. 60 degree angle parking spaces shall have 17 foot aisles;
~~Ord. #36-94~~
3. 45 degree angle parking spaces shall have 14 foot aisles;
4. 30 degree angle parking spaces shall have 13 foot aisles;
5. parallel parking two-way double sided shall have 22 foot aisles;
~~Ord. #36-94~~
6. parallel parking one-way double sided shall have 12 foot aisles;
7. parallel parking two-way one sided shall have 22 foot aisles;
~~Ord. #36-94~~
8. parallel parking one-way one sided shall have 12 foot aisles;

- (910) Access aisles for ninety (90) degree and parallel parking spaces may be designed for two-way or one-way traffic.

(4011) Access aisles for sixty (60) degree, forty-five (45) degree and thirty (30) degree parking spaces shall only be designed for one-way traffic. [Revised 5-7-99]

(4412) Should an access aisle be used to access two (2) different angles of parking spaces, then the larger access aisle shall be required.

(12) No public right-of-way shall be used as an access aisle except an alley may be used to access parking spaces provided:

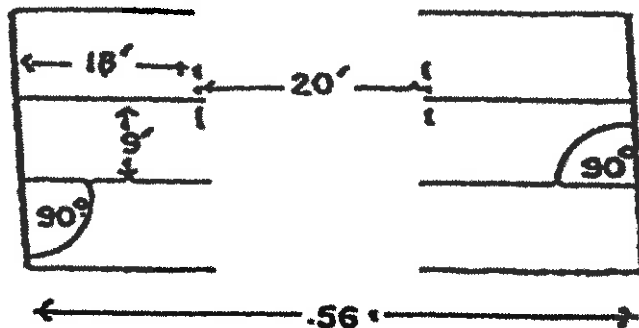
(a) The access aisle adjacent to the subject parking spaces/alley meets the access aisle width requirements of Section 604.10-B.(8)b.above; and

(b) The alley used to access the subject parking spaces has a minimum width of 20 feet for two-way traffic and 10 feet for one-way traffic. (Ord. 35-91)

(13) Parking Lot Design Standards – Mainland, Flagler and U.S. 1 Corridor Special Parking Districts: The design of a parking lot within the Mainland, Flagler and U.S. 1 Special Parking Districts Community Redevelopment Area (CRA) on lots which are to be improved or redeveloped shall conform to the following:

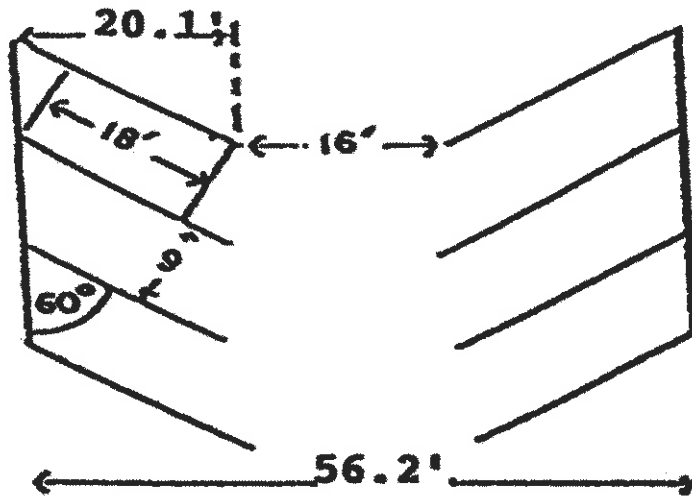
(a) The parking spaces and access aisle adjacent to the parking spaces shall conform to illustrations 1-8 (one through eight).

1a. 90-90-degree angle parking spaces:

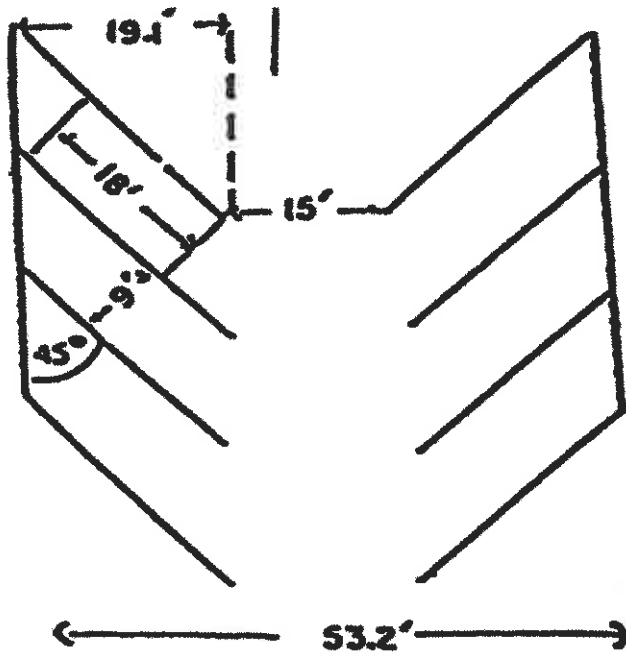


[Revised 12-6-03]

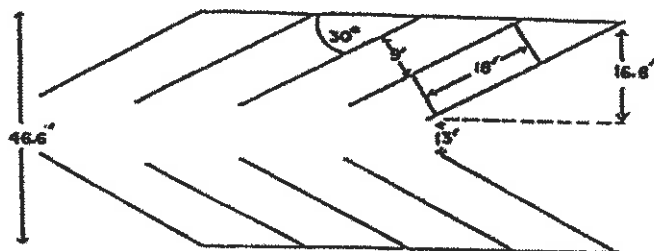
2b. 60-60-degree angle parking spaces:



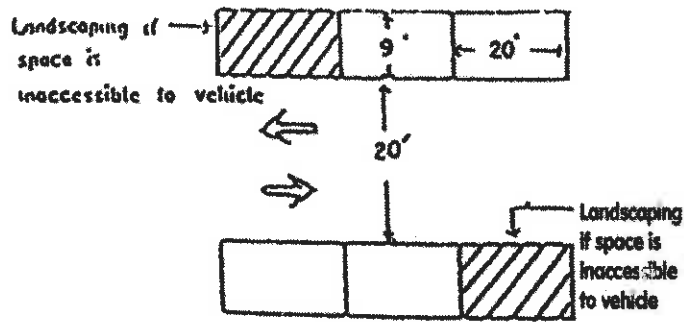
3c. 45-45-degree angle parking spaces:



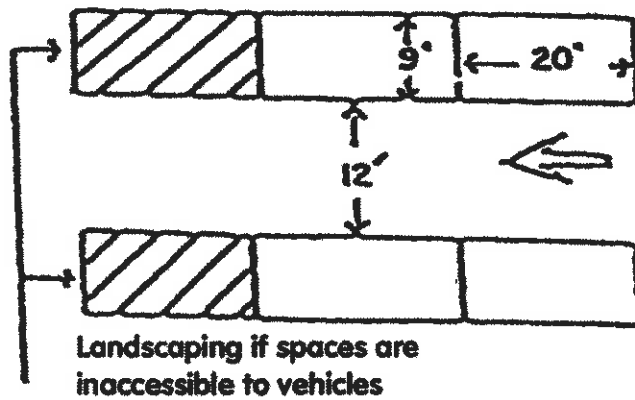
4d. 30-30-degree angle parking spaces:



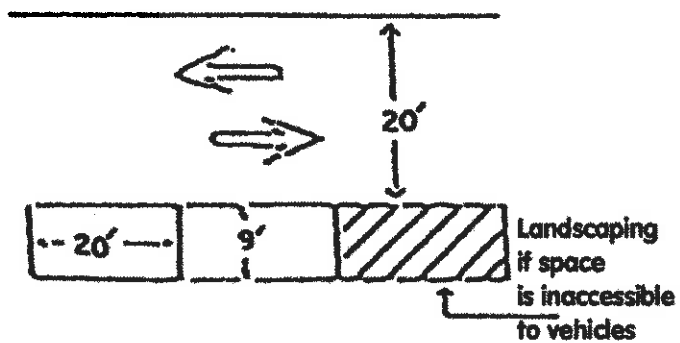
5e. Parallel parking - two way double sided:



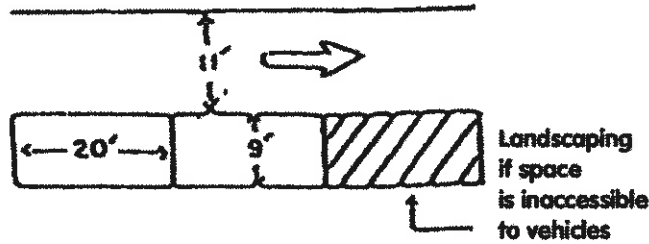
6f. Parallel parking one-way double sides:



7g. Parallel parking two-way one sided:



8h. Parallel parking one-way one sided:



(ba) The entrance/exit drive may be no less than a minimum of ELEVEN feet (11') 10 feet in width and may be two-way for NINETY degree (90) angle parking provided:

1. A sign is posted at the approach to exit stating that vehicles entering the parking lot have the right-of-way; and
2. The entrance/exit drive is not adjacent to any parking space.

~~(14) The design of a parking lot within the Community Redevelopment Area (CRA) on lots which are to be improved or redeveloped and have an existing structure, other than an accessory structure, located on the parcel, shall be allowed to have:~~

~~(a) A 22 foot wide access aisle; and~~

~~(b) The entrance/exit drive may be no less than ten feet (10') in width and may be two-way for ninety (90) degree angle parking provided [Ord. No. 16-99]:~~

- ~~1. There is no other alternative for vehicular access to the rear of the property; and~~
- ~~2. The entrance/exit driveway is not adjacent to parking spaces; and~~
- ~~3. A sign is posted at the approach to the exit stating that vehicles entering the parking lot have the right-of-way; and~~
- ~~4. The driveway does not lead to more than 15 parking spaces.~~

~~(15) The design of a parking lot on a lot that is not required to have a front yard setback shall, at a minimum be allowed to have the entrance/exit drive no less than ten (10) feet in width and may be two way for ninety (90) degree angle parking provided [Ord. No. 16-99]:~~

~~(a) There is no other alternative for vehicular access to the rear of the property; and~~

~~[Revised 5-7-99]~~

~~(b) The entrance/exit driveway is not adjacent to parking spaces; and~~

~~(c) A sign is posted at the approach to the exit stating that vehicles entering the parking lot have the right-of-way; and~~

~~(d) The driveway does not lead to more than 15 parking spaces.~~

D. Parking Space Design Standards

(1) Minimum Parking Space Dimensions:

Surface Parking:

Standard Space: 10 feet wide by 20 feet deep

Handicapped Accessible Parking Space: 12 feet wide by 20 feet deep

Parking Structure:

Standard Space: 9 feet wide by 18 feet deep

Handicapped Accessible Parking Space: 12 feet wide by 18 feet deep

Parallel Parking Spaces: 10 feet wide by 22 feet long

Mainland, Flagler and U.S. 1 Corridor Special Parking Districts: 9 feet wide by 18 feet deep

~~All parking spaces, except handicapped and parallel parking spaces shall have a minimum width of ten (10) feet and a minimum depth of twenty (20) feet unless the parking space is within a parking structure. Within a parking structure, the minimum width for a parking space shall be nine (9) feet and the minimum depth shall be eighteen (18) feet. Handicapped parking spaces shall have a minimum width of twelve (12) feet and a minimum depth of twenty (20) feet unless said parking space is within a parking structure and then the minimum width shall be twelve (12) feet and the minimum depth for each parking space shall be eighteen (18) feet. Parallel spaces shall be ten (10) feet by twenty-two (22) feet. In addition to these parking requirements, all handicapped parking spaces shall also meet the requirements of §316.1995, Fla. Stat. (1997), §553.511, Fla. Stat. (1997), and all other applicable federal, state laws and regulations relating to handicapped parking.~~

~~#16-99~~

~~Ord.~~

~~(1)(2)~~ (2) Parking Space Striping and Signage: All parking spaces shall be striped with four (4) inch wide white lines measuring a minimum of twenty (20) feet in length unless the parking space is within a parking structure and then there shall be a minimum width of nine (9) feet and minimum length of eighteen (18) feet the length of the parking space. Handicapped spaces shall be signed and marked according to state law. See, §316.1995 (6), Fla. Stat. (1997).

(3) Curbing and Wheel Stops: All parking spaces, except parking spaces for shopping centers having a gross leasable area greater than developments of 20,000 square feet or greater shall have bumper wheel stops or curb stops. Curbing or wheel stops shall be located no further than 2.5 feet from the front of the parking space.

(3) (4) Parking Space Overhangs:

- ~~The area between the front of the a 90-degree parking space and the bumper or curb stop wheel stop or curbing for 90-degree parking spaces may be used as a portion of a sidewalk. However, but the sidewalk overhang may shall not be included as part of the minimum required sidewalk area width.~~
- ~~The area between the front of the parking space and the bumper or curb stop wheel stop or curbing may be used as a landscaped area. Plantings in the overhang area shall not provided the landscaping is not greater than six (exceed 6) inches in height above the elevation of the parking space. The area between the front of the parking space and the bumper or curb stop may wheel stop or curbing shall not be used as credited towards required landscaping.~~

~~[Revised 5-7-99]~~

E. Shell Parking Lot Requirements

- (1) ~~Shell parking lots shall be allowed for non-residential uses provided the parking lot meets the following requirements~~Non-Residential Uses:

- a. ~~The shell parking spaces for the use are over and above those the minimum number of parking spaces required in the land development regulations at the time of construction or the number of parking spaces required for the use or the number of minimum required parking spaces is~~, as indicated in the land development regulations, is 25 or less;
- b. The non-residential use associated with the parking lot does not generates no more than an average trip rate of 200 vehicle trips per any day of the week according to the Institute of Transportation Engineers (ITE) Manual, latest edition 7th Edition or subsequent editions;
- c. The dimensional, landscaping and stormwater retention requirements of the land development regulations are met; and
- d. The following construction specifications ~~as follows~~ are met and shown on ~~a the~~ Design Plan:
 1. placement of railroad ties (without creosote or arsenic) or other materials at the entrances and exits and the perimeter of the parking lot to prevent storm water and shell material from leaving the site;
 2. placement of railroad ties (without creosote or arsenic), concrete bumper stops or other suitable material to act as bumper stops and to designate individual parking spaces;
 3. placement of railroad ties (without creosote or arsenic) or other means to protect landscaped areas from automobiles;
 4. placement of proper signs to direct traffic flow;
 5. ~~design plan shows~~ north arrow, scale, property lines and location of property; and
 6. construction specifications, including subbase compaction, shell layer thickness and compaction, storm water management and landscaping plan ~~shall be approved by the City Engineering Department.~~

- (2) ~~Shell parking lots shall be allowed for sSingle-family Family and duplex Duplex residential Residences~~land uses anywhere within the City provided the following apply:

- a. ~~the land use requires no~~residential unit(s) do not require more than 5 parking spaces according to the land development regulations;
- b. no Planning and Zoning Board review and approval is required to allow the land use or construction;
- c. all other applicable stormwater retention, landscaping and dimensional requirements are met~~the requirements of Section 604.10E.(1) are met.~~

- (3) All residential and non-residential Shell-shell parking lots shall be maintained as originally designed for the life of the parking lot. At no time during the life of the parking lot shall stormwater or shell be allowed to migrate from the premises, shall potholes or any other travel hindrances form, shall bumper stops be relocated, shall landscaping be allowed to deteriorate nor shall traffic flow signs be allowed to be incomprehensible.

~~Ord.~~

~~#26-02~~

F. Minimum Number of Parking Spaces Required

Every land use shall provide the minimum number of parking spaces, as required below. have the following number of parking spaces. When the total number of required spaces calculates to includes a fraction of one-half (0.5) or greater, the required number of spaces shall be rounded up to the nearest whole number.

~~For example, Example: if the spaces required calculates to 3.5, four (4) spaces shall be required~~

Example: ; if the spaces required calculates to 3.49, three (3) spaces shall be required.

If a proposed land use is proposed and is not listed below, the Administrative Official shall assign-determine the number of parking spaces based on a closely related land use that is listed below. Under no circumstances shall any land use be permitted without a reasonable number of parking spaces just because it is not specifically listed below.

~~Ord. #38-14~~

G. Exceeding the minimum number of Required Parking Spaces

~~Ord. #18-09~~

If any non-residential development proposes to provide more than 120% of the required number of parking spaces, the project developer shall provide twice the amount of landscaping required in the parking lot. This requirement shall only apply if the minimum number of required parking spaces is at least 30.

~~Developers of non-residential project or non-residential portions of projects which are proposing a use that requires a minimum of 30 parking spaces and proposing to provide paved off-street surface parking in excess of 120 percent of the minimum requirements within the LDR shall provide double the amount of landscaping required in the parking area. (For example if a~~

Example: A use requires 50 parking spaces according to the city's land development regulations with 10% interior landscaping and the developer wants to provide 61 parking spaces, then the interior landscaping requirement shall be 20%. However, if the use requires 50 parking spaces according to the city's land development regulations with 10% interior landscaping and the developer wants to provide 60 parking spaces, then the interior landscaping requirement shall remain at 10%.)

Adult Congregate Living Facility:

~~One parking space for every three beds licensed by the Department of Health and Rehabilitative Services.~~

Arcade:

~~Ord. #24-03~~

~~One (1) automobile parking space for each two (2) game machines licensed; one (1) automobile parking space for each table game; one automobile parking space for each~~

~~three (3) seats in a designated eating/drinking area; and one (1) bicycle rack to hold one (1) bicycle for every 150 square feet of gross leasable area.~~

Automobile Sales Area—New and Used:

~~Four (4) parking spaces for each maintenance stall, one (1) parking space for each vehicle for display and one (1) customer parking space for every twenty (20) cars for sale except that establishments displaying less than fifty (50) cars shall provide one (1) customer parking space for every ten (10) cars for display and no establishment shall provide less than two (2) customer parking spaces.~~

Ball Park or Stadium:

~~One (1) parking space for every four (4) seats or every seventy-two (72) inches of bleachers or benches for spectators; one (1) parking space for every two persons based on the maximum number of persons afforded playing of the sport if no spectator seats.~~

Bank or Lending Institution:

~~One (1) parking space for every three-hundred (300) feet of gross leasable area.~~

Bed and Breakfast Home:

~~Two (2) parking spaces for a dwelling unit occupied by the dwelling unit owner or operator, and one (1) parking space for each rental unit.~~

Boarding Kennel:

~~One (1) parking space for each two-hundred (200) square feet of gross floor area under roof, plus one (1) parking space for each company vehicle.~~

Bowling Centers:

~~3.5 parking spaces for each alley, one (1) parking space for each two (2) employees and one (1) parking space for every three (3) seats in the lounge if a lounge is included.~~

Charter or Tour Boats:

~~One (1) parking space for each three (3) occupants of the charter or tour boat.~~

~~_____ [Revised]
6-15-93]~~

Churches or Places of Worship:

~~One (1) parking space for every three (3) seats or for each fifty-four (54) lineal inches of pew in the principal place of assembly.~~

Club, Country:

~~One (1) parking space for each three (3) seats allowed by the City Fire Marshal and four (4) parking spaces for each golf course hole.~~

Club/Courts, Tennis/Racquetball:

~~One (1) parking space for each three (3) seats, or one (1) parking space for each 200 square feet of floor area and/or one (1) parking space for each two (2) persons based on~~

~~the maximum number of persons afforded playing of a sport at the facility, whichever is greater, as applicable.~~

~~Club, Night:~~

~~One (1) parking space for every two (2) seats allowed by the Standard Building Code.~~

~~Club, Semi-Private:~~

~~One (1) parking space for each three (3) seats allowed by the City Fire Marshal.~~

~~Club, Sports or Health:~~

~~Five (5) parking spaces for every 1000 square feet of gross leasable area or any fraction of a 1000 square feet.~~

~~Condominium-Garage:~~

~~No less than one (1) parking space per ten condominium garage units and no more than five (5) parking spaces on the site.~~

~~Convenience Market:~~

~~One (1) parking space for every two hundred and fifty (250) square feet of gross leasable area.~~

~~Day-Care Centers, Adult or Child:~~

~~One (1) parking space per employee and one (1) parking space per ten (10) adults or children licensed to be cared for by the Department of Health and Rehabilitative Services.~~

~~Dwelling, Single-Family, Manufactured or Mobile Home:~~

~~Two (2) parking spaces for every unit.~~

~~Dwelling, Duplex:~~

~~Two (2) parking spaces for each unit~~

~~Dwelling, Multi-family:~~

~~Two (2) parking spaces for each unit. Dwelling units with more than two bedrooms shall provide an additional one-half parking space for each bedroom in excess of two bedrooms per unit.~~

~~#27-04~~

~~Ord.~~

~~Golf Course:~~

~~Four (4) parking spaces per hole.~~

~~Hospitals:~~

~~Two (2) parking spaces per bed.~~

~~Intermediate Care Facility:~~

~~One (1) parking space for each three (3) beds and one (1) parking space for each two (2) employees on the largest shift.~~

~~Industrial or Manufacturing:~~

~~One and one-half (1 ½) parking spaces per one thousand (1,000) square feet of gross leasable area.~~

~~Library:~~

~~One (1) parking space for each four hundred (400) square feet of gross floor area.~~

~~Marina:~~

~~One (1) parking space for each two (2) boat slips and one (1) parking space for each five (5) boat spaces in dry storage and one (1) parking space for each four hundred (400) square feet of gross leasable retail area and one parking space for each three (3) restaurant seats allowed by the Fire Marshal.~~

~~Miniature Golf Courses:~~

~~1.5 parking spaces per hole for golf courses with eighteen (18) holes or less, and one (1) additional parking space for each additional hole for golf courses with more than eighteen (18) holes, and one (1) parking space for each employee on the largest shift.~~

~~Nursing Homes:~~

~~One (1) parking space for every three (3) rooms containing beds licensed by the Department of Health and Rehabilitative Services.~~

~~Office Building, General:~~

~~One (1) parking space for each three hundred (300) square feet of gross leasable area.~~

~~Office Building, Government:~~

~~One (1) parking space for every two hundred fifty (250) square feet of gross leasable area.~~

~~Office Building, Medical/Dental/Psychological/Psychiatry:~~

~~Four (4) parking spaces for every one thousand (1000) square feet.~~

~~Pool Halls and Billiard Parlors:~~

~~Two (2) parking spaces for each five hundred (500) square feet of gross floor area in the pool or billiard room.~~

~~Recreation Center:~~

~~Four (4) parking spaces for every one thousand (1000) square feet of gross leasable area.~~

~~Research Center:~~

~~Two (2) parking spaces for every one thousand (1000) square feet of gross leasable area.~~

~~Restaurant, Family:~~

~~One (1) parking space for each three (3) seats.~~

~~Restaurant, Fast Food:~~

~~One (1) parking space for each two (2) seats.~~

~~Restaurant, Quality:~~

~~One (1) parking space for each 2.5 seats.~~

~~Retail Business and Service Establishments—Other:~~

~~One parking space per 300 square feet of gross leasable area.~~

~~Retail, Discount Store:~~

~~Three and one-half (3.5) parking spaces for every one thousand (1000) square feet of gross leasable area.~~

~~Retail, Furniture/Carpet Store:~~

~~One (1) parking space for each one thousand (1000) square feet of gross leasable area.~~

~~Retail, Hardware/Paint/Home Improvement Store:~~

~~One (1) parking space for each three hundred (300) square feet of gross leasable area.~~

~~Retail, Planned Shopping Center:~~

~~Four (4) parking spaces for every one thousand (1000) square feet of gross leasable area.~~

~~Retail/Supermarket:~~

~~Three and one-half (3.5) parking spaces for each one thousand (1000) square feet of gross leasable area.~~

~~School, Elementary:~~

~~Two (2) parking spaces for each classroom and ten (10) bicycle parking spaces per classroom.~~

~~School, Senior High:~~

~~One (1) space for every five (5) students and one (1) bicycle parking space for every six (6) students.~~

~~School, Technical/Junior College:~~

~~Eight tenths (0.8) of a parking space for each student.~~

~~Service Station:~~

~~One (1) parking space for each gas pump nozzle plus three (3) parking spaces for each grease rack or working bay. No service station shall have less than five (5) parking spaces away from the gas pumps.~~

Sports Bar and/or Tavern:

~~One (1) parking space for each two (2) seats in the bar room and one (1) parking space for every three (3) seats allowed by the City Fire Marshal in the restaurant area.~~

Sports facility:

~~Four parking spaces for every 1,000 square feet of gross leasable area. Ord. #39-11~~

Theaters, Auditoriums or Other Places of Assembly Not Listed:

~~One (1) parking space for every four (4) seats or every seventy-two (72) lineal inches of seating area.~~

Transient lodging: _____ Ord. #72-03

~~One and one-half (1.5) parking spaces for each of the exclusive sleeping unit accommodations used with housekeeping and / or cooking facilities; and one (1) parking space for each of the exclusive sleeping unit accommodations used without housekeeping and / or cooking facilities; plus one (1) parking space for each two (2) employees.~~

~~_____ Ord. #72-08~~

Waterfront Dining and Entertainment Establishment: _____ Ord. #25-03

~~_____ One (1) parking space for every 50 square feet of open deck without tables and seats; and where tables and seats are provided on decks, parking shall be calculated in the same manner as for restaurant and bar uses listed within the Land Development Regulations.~~

Wholesale/Warehousing and Storage of Retail, Personal and Commercial Goods:

~~One-half (1/2) parking space for each one thousand (1000) square feet of gross leasable area.~~

<u>USE</u>	<u>NUMBER OF REQUIRED VEHICLES SPACES</u>	<u>NUMBER OF REQUIRED BICYCLE PARKING SPACES</u>
<u>Arcade</u>	<u>1 space / 2 licensed machines; and</u> <u>1 space / gaming table; and</u> <u>1 space / 3 seats in an eating/drinking area</u> <u>1 space / 4 seats; or</u>	<u>1 space / 150 square feet</u>
<u>Assembly, Place of</u>	<u>1 space / 72 lineal inches of seating area</u> <u>1 space / 3 beds</u> <u>1 space / 4 seats; or</u>	
<u>Assisted Living Facility</u>		
<u>Auditorium</u>	<u>1 space / 72 lineal inches of seating area</u> <u>4 spaces / maintenance stall; and</u> <u>1 space / vehicle on display; and</u> <u>1 space / 20 cars offered for sale (50+ cars for sale); or</u> <u>1 space / 20 cars offered for sale (49 or less cars for sale</u>	
<u>Automobile Sales, New / Used</u>	<u>Minimum requirement of 2 parking spaces</u> <u>1 space / 4 seats; or</u> <u>1 space / 72 inches of bleachers / benches for spectators; or</u> <u>1 space / 2 persons playing if no spectator seats</u> <u>1 space / 2 seats</u> <u>1 space / rental unit; and</u>	<u>1 space / 10 seats</u>
<u>Ball Park / Stadium</u>	<u>2 spaces / unit occupied by the owner</u> <u>2 spaces / 500 square feet</u> <u>1 space / 200 square feet; and</u>	<u>1 space / 1,000 square feet</u>
<u>Bar</u>		
<u>Bed and Breakfast</u>	<u>1 space / company vehicle</u> <u>1 space / 3 occupants licensed on the boat</u>	
<u>Billiard Parlor</u>		
<u>Boarding Kennel</u>		
<u>Boats, Charter / Tour</u>		

<u>USE</u>	<u>NUMBER OF REQUIRED VEHICLES SPACES</u>	<u>NUMBER OF REQUIRED BICYCLE PARKING SPACES</u>
<u>Bowling Center</u>	3.5 spaces / alley; and 1 space / 2 employees; and 1 space / 3 seats in the lounge 1 space / 3 seats; and	1 space / 3 lanes
<u>Club, Country</u>	4 spaces / hole 1 space / 2 seats 1 space / 3 seats 5 spaces / 1,000 square feet 1 space / 10 garage units; maximum of 5 spaces / site 1 space / 3 seats; or 1 space / 200 square feet; or 1 space / every 2 persons playing at the facility The greater of these 3 ratios applies 1 space / employee; and 1 space / 10 adults or children licensed by the State of Florida	1 space / 10 seats 1 space / 10 seats 1 space / 1,000 square feet 1 space / 1,000 square feet
<u>Club, Night</u>		
<u>Club, Semi-Private</u>		
<u>Club, Fitness</u>		
<u>Condominium Garage</u>		
<u>Courts, Tennis / Racquetball</u>		
<u>Day Care Center, Adult or Child</u>		
<u>Dwelling, Duplex</u>		
<u>Dwelling, Multi-Family</u>		
<u>Dwelling, Single-Family / Manufactured / Mobile Home</u>		
<u>Financial Institution</u>		
<u>Golf Course</u>		
<u>Hospital</u>		
<u>House of Worship</u>		
<u>Intermediate Care Facility</u>		

<u>USE</u>	<u>NUMBER OF REQUIRED VEHICLES SPACES</u>	<u>NUMBER OF REQUIRED BICYCLE PARKING SPACES</u>
	1 space / 2 employees on the largest shift	
Industrial / Manufacturing	1.5 spaces / 1,000 square feet	
Library	1 space / 400 square feet	1 space / 1,000 square feet
Marina	1 space / 2 boat slips; and	
	1 space / 5 dry storage slips; and	
	1 space / 400 square feet retail area; and	
	1 space / 3 restaurant seats	
Miniature Golf Course	1.5 spaces / hole; and	1 space / 3 holes
	1 space / employee on the largest shift	
Nursing Home	1 space / 3 beds	
Office, General	1 space / 300 square feet	1 space / 1,000 square feet
Office, Government	1 space / 250 square feet	1 space / 1,000 square feet
Office, Medical / Dental / Psychological / Psychiatry	4 spaces / 1,000 square feet	
Recreation Center	4 spaces / 1,000 square feet	2 spaces / 1,000 square feet
Research Center	2 spaces / 1,000 square feet	
Restaurant, Family	1 space / 3 seats	1 space / 20 seats
Restaurant, Fast Food	1 space / 2 seats	1 space / 10 seats
Restaurant, Quality	1 space / 2.5 seats	
Retail, Convenience Market	1 space / 250 square feet	1 space / 1,000 square feet
Retail, Discount Store	3.5 spaces / 1,000 square feet	
Retail, Furniture / Carpet / Tile Store	1 space / 1,000 square feet	
Retail, Sales and Services	1 space / 300 square feet	1 space / 1,000 square feet
Retail, Shopping Center	4 spaces / 1,000 square feet	1 space / 5,000 square feet
Retail, Supermarket	3.5 spaces / 1,000 square feet	1 space / 10,000 square feet
School, Elementary	2 spaces / classroom	10 spaces / classroom
School, Senior High	1 space / 5 students	1 space / 6 students
School, Postsecondary	0.8 spaces / student	1 space / 100 students
Service Station	1 space / gas pump nozzle; and	
	3 spaces / grease rack or bay	

<u>USE</u>	<u>NUMBER OF REQUIRED VEHICLES SPACES</u>	<u>NUMBER OF REQUIRED BICYCLE PARKING SPACES</u>
	All service stations shall have a minimum of 5 parking spaces away from the gas pumps	
<u>Sports Bar</u>		
<u>Sports Facility</u>	4 spaces / 1,000 square feet	1 space / 10,000 square feet
<u>Theater</u>	1 space / 4 seats; or	1 space / 100 seats
	1 space / 72 lineal inches of seating area	
<u>Transient Lodging</u>	1.5 spaces / each unit with housekeeping and/or cooking facilities; and	
	1 space / unit without housekeeping and/or cooking facilities; and	
	1 spaces / 2 employees	
<u>Waterfront Dining and Entertainment</u>	1 space / 50 square feet of open deck without tables and seats; and	1 space / 10 seats
	Parking for areas where seating is provided shall use the same parking ratios for restaurants or bars listed in this table	
<u>Warehouse</u>	½ parking space / 1,000 square feet	

H. Temporary Parking Lot Requirements

- All stormwater retention, landscaping, curbing / wheel stop, lighting, signage and dimensional requirements of this code shall be met.
- The City Commission shall review and approve all applications for temporary parking lots, using the following criteria:
 - Estimated number of vehicular trips on any day of the week
 - Visibility of the site within the community
 - Principal use of the subject property
 - Anticipated use of the parking lot by the public
- The City Commission may apply reasonable terms and conditions to the approval of any temporary parking lot.
- Approval of a temporary parking lot shall be limited to a maximum of five years from the date of City Commission approval.
- On or before the five-year expiration date, the temporary parking lot use shall comply with one of the following:
 - The temporary parking lot is paved and striped according to City standards in place at the time of paving; or
 - The temporary parking lot use is abandoned; or
 - A new temporary parking lot application is submitted for City Commission review
- All temporary parking lots that were approved on or before April 8, 2008, shall be permitted to remain until April 8, 2013. Temporary parking lots shall be constructed according to Section 604.10 of this LDR except that they are exempt from the requirements of Section 604.10C(3) and Section 604.10D (2) of this LDR. In considering whether a temporary parking lot should be approved the City should consider criteria that include but are not limited to estimated number of vehicular trips, visibility of the site within the community, type of principal use of the subject property and anticipated use of the proposed parking lot by the public.
- City Commission approval shall be required prior to issuing a permit for a temporary parking lot. The City Commission may subject the issuance of a permit for a temporary parking lot to reasonable terms and conditions. Temporary parking lots existing as of April 8, 2008, shall be permitted to remain for a five (5) year period. Ord. #26-08

I. Mainland Special Parking District Regulations

Ord. #75-92, Ord. #01-

11

1. District Boundaries:

The following three Special parking Parking Districts are hereby established within the City, and shown on the maps below:

- Mainland Special Parking District
- Flagler Avenue Special Parking District
- U. S. 1 Corridor Special Parking District

The following regulations shall apply within each of the Special Parking Districts.

the areas shown on the map entitled Mainland Special Parking District Map. However, the special parking regulations may be applied to other properties within the Mainland Community Redevelopment Agency District, if the project meets the criteria listed below in Section 604.10I. (2) E. * The off-street parking and loading regulations within Section 604.10 shall apply within the Mainland Special Parking District except as set forth below in Section 604.10I.2.

Ord. #85-06, Ord. #01-14

2. Minimum Number of Parking Spaces:

~~A.~~ A. Minimum Number of Parking Spaces:

- ~~i.~~ i. Additions of less than 500 square feet to existing structures of less than five hundred square feet (500') in total area, which would require and requiring less than two (2) additional off-street parking spaces, shall not be required to provide additional off-street parking. This exemption from the parking requirements may only be used once for each existing individual business premises during the lifetime of the building.
- ~~ii.~~ ii. New construction and additions that are 500 square feet or greater shall provide off-street parking at a rate that is at least 50% of the LDR requirement. Nonconforming or grandfathered parking conditions may not be used to meet the requirements of this subsection.
- ~~iii.~~ iii. For new construction and additions that are 500 square feet or greater, at least 50% of the required parking must be provided on-site. The remainder of the required parking may be provided in one of the following ways:
 - Joint use agreement
 - Lease agreement
 - Off-site parking meeting the requirements of Section 604.09(A)(8)
 - Valet parking
 - Any other method approved by the Administrative Official
- ~~iv.~~ iv. For expansion of a business or a change in use where no addition is proposed, off-street parking shall be provided at a rate that is at least 50% of the LDR requirement. Credit shall be allowed for the amount of parking required for the previous use. This credit shall also be calculated at 50% of the parking ratio required in Section 604.09(G). Off-street parking required by this subsection may be provided on-site or by any other method allowed by the Land Development Regulations.
- ~~v.~~ v. Multi-family and transient lodging facilities shall provide 100% of the parking required by this code within the boundaries of the property.
- ~~vi.~~ vi. Non-residential uses on parcels greater than one acre shall provide 100% of the parking within the boundaries of the parcel.

~~B. For new construction and nonexempt additions to existing buildings, off-street parking shall be provided at a rate that is fifty percent (50%) of the requirement included in Section 604.10E. Fractional parking spaces shall be rounded to the nearest whole space. Nonconforming or grandfathered parking conditions may not be used to meet requirements of this subsection.~~

~~C. For new construction and non-exempt additions to existing buildings, at least fifty percent (50%) of the off-street parking requirement must be provided on-site. The balance of the required off-street parking may be provided by a lease agreement, joint-use agreement, or other method allowed by the Land Development Regulations.~~

~~D. For expansion of a business or change in use where no addition is proposed, off-street parking shall be provided at a rate that is fifty percent (50%) of the requirement included in Section 604.10E. Credit shall be allowed for the amount of parking required for the previous use. This credit shall be calculated at fifty percent (50%) of the requirement included in Section 604.10E. Off-street parking required by this subsection may be provided on-site or by any other method allowed by the Land Development Regulations.~~

~~[Revised 12-8-02]~~

~~EB.~~ Special Parking District Supplemental Regulations

~~Redevelopment projects that are outside of the Mainland Special Parking District, but located within the Mainland Community Redevelopment Agency District, may be allowed to provide off-street parking at a rate that is 50 percent of the requirement included in Section 604.10F. On-street parking may be counted towards the required on-site parking ratios if the following conditions are met: In order to be eligible for the reduced parking ratios, the proposed project must meet the following criteria:~~

- ~~i. The project shall meet all other development criteria with regard to required setbacks, height, density, and dwelling unit size as defined in the LDR.~~
- ~~ii. The proposed development shall incorporate architectural features such as roof styles, window and door placement and style, and canopies that are found on the historic buildings within the Central Business District/Mainland National Register Historic District.~~
- ~~iii. Sufficient on-street parking or other public parking is available within 500 feet of the business shall be available to make up the difference between the number of off-street parking spaces provided under on-site and the number of parking spaces required in the Mainland Special Parking District parking ratios and the number of parking spaces that would otherwise be required under the City's standard parking ratios. This on-street or public parking shall be located within 500 feet of the business requesting the reduced parking ratio and must be shown on the site plan and must be approved by the Administrative Official.~~
- iv. The applicant shall formally designate any on-street parking that is located immediately in front of the place of business requesting the reduced parking ratios. Formally designating on-street parking shall, at a minimum, require striping to designate individual parking spaces and installation of curbing along sidewalks. Formal designation may also include installation of landscape islands to prevent parking spaces from being located too close to intersections.

~~Ord. #65-06, Ord. # 01-11~~

MAINLAND SPECIAL PARKING DISTRICT

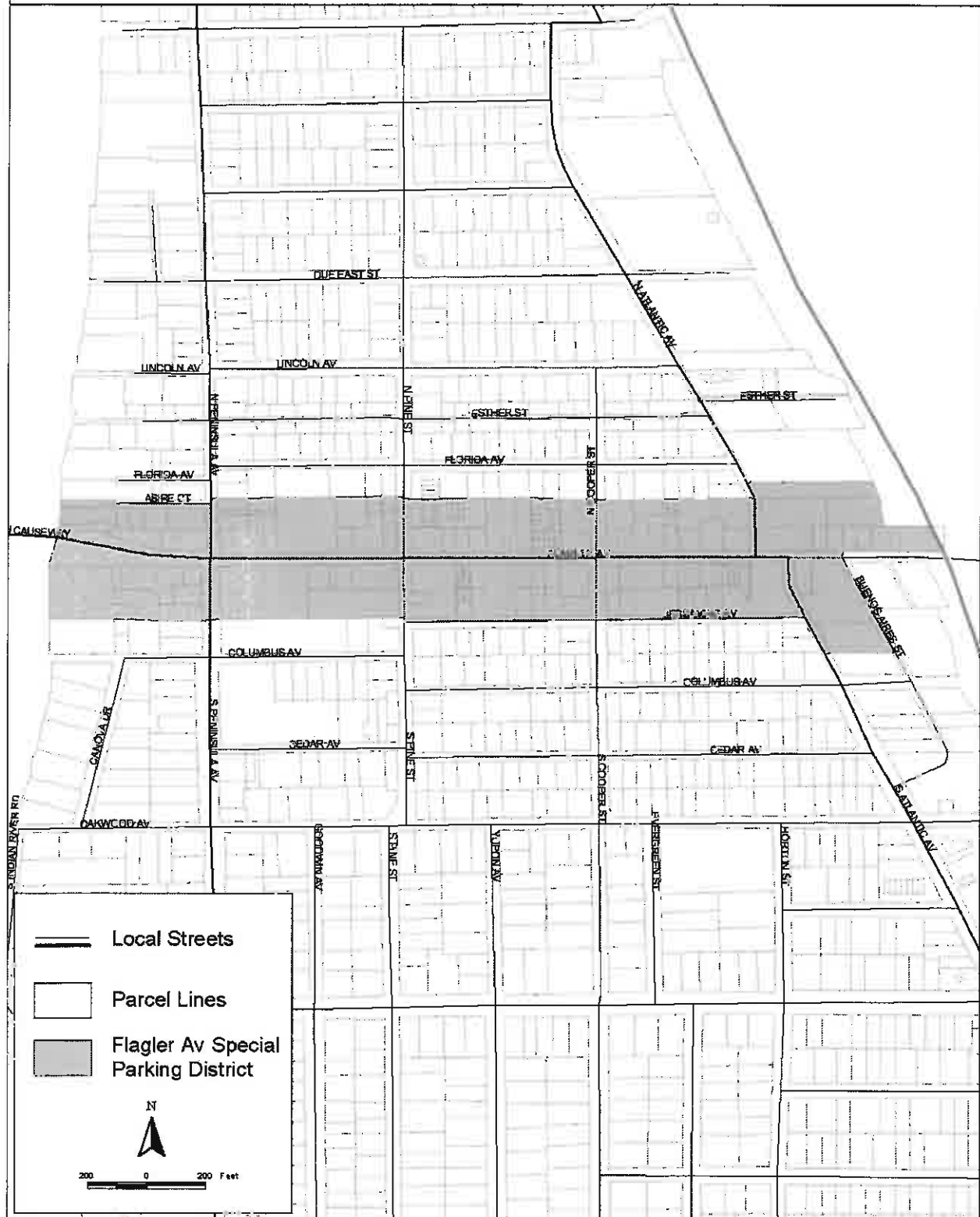
This map displays the Mainland Special Parking District, which is shaded in gray. The district is bounded by SR 44 to the south and SR 42 to the east. The map includes a legend in the bottom left corner:

- Local Streets:** Represented by solid lines.
- Parcel Lines:** Represented by dashed lines.
- Mainland Special Parking District:** Represented by a gray shaded area.

A north arrow and a scale bar (0 to 600 feet) are also provided in the bottom left corner. The map shows a grid of streets including:

- North-South Streets:** CHARLES ST, PARK ST, JANE ST, SHERIDAN ST, ALMA ST, EDWARD ST, CANAL ST, DOWNING ST, SARGENT ST, SR 44, ANDREWS ST, ORANGE ST, PALM ST, ANDERSON ST, SMITH ST.
- East-West Streets:** DEBRA ST, MARY ST, MURRAY ST, BURKE ST, WASHINGTON ST, JULIA ST, PALM ROAD ST, LUDWIG ST, DOUGLAS ST, LITTLE AV, SR 42, S CAUSEWAY.

FLAGLER AV SPECIAL PARKING DISTRICT



J. ~~Flagler Avenue Special Parking District~~

~~Ord. #75-92~~

1. ~~District Boundaries:~~

~~Special parking regulations shall apply within the area shown on the map entitled Flagler Avenue Parking District Map. The off-street parking and loading regulations within Section 604.10 shall apply within the Flagler Avenue Parking District except as set forth below in Section 604.10H.2.~~

2. ~~Minimum Number of Parking Spaces:~~

A. ~~Additions to existing structures of less than five hundred square feet (500') in total area and requiring less than two (2) additional off-street parking spaces shall not be required to provide additional off-street parking. This exemption from the parking requirements may only be used once for each existing individual business premise.~~

B. ~~For new construction and nonexempt additions to existing buildings, off-street parking shall be provided at a rate that is fifty percent (50%) of the requirement included in Section 604.10E. Fractional parking spaces shall be rounded to the nearest whole space. Nonconforming or grandfathered parking conditions may not be used to meet requirements of this subsection.~~

C. ~~For new construction and non-exempt additions to existing buildings, at least fifty percent (50%) of the off-street parking requirement must be provided on-site. The balance of the required off-street parking may be provided by a lease agreement, joint-use agreement, or other method allowed by the Land Development Regulations.~~

D. ~~For expansion of a business or change in use where no addition is proposed, off-street parking shall be provided at a rate that is fifty percent (50%) of the requirement included in Section 604.10E. Credit shall be allowed for the amount of parking required for the previous use. This credit shall be calculated at fifty percent (50%) of the requirement included in Section 604.10E. Off-street parking required by this subsection may be provided on-site or by any other method allowed by the Land Development Regulations.~~

~~[Revised 12-03-92]~~

K. ~~U.S. 1 Corridor Special Parking District.~~

1. ~~District boundaries. Special parking regulations shall apply within the area shown on the map entitled U.S. 1 Corridor Special Parking District Map. (Exhibit "A" attached hereto and by reference made a part hereof.) The off-street parking and loading regulations within Section 604.09 shall apply within the U.S. 1 Corridor Special Parking District except as set forth below.~~

2. ~~Minimum number of parking spaces.~~

a. ~~Exempt additions. Additions to existing structures of less than five hundred square feet in total area and requiring less than two additional off-street parking spaces shall not be required to provide additional off-street parking. This exemption from the parking requirements may be used only once for each existing individual business premise.~~

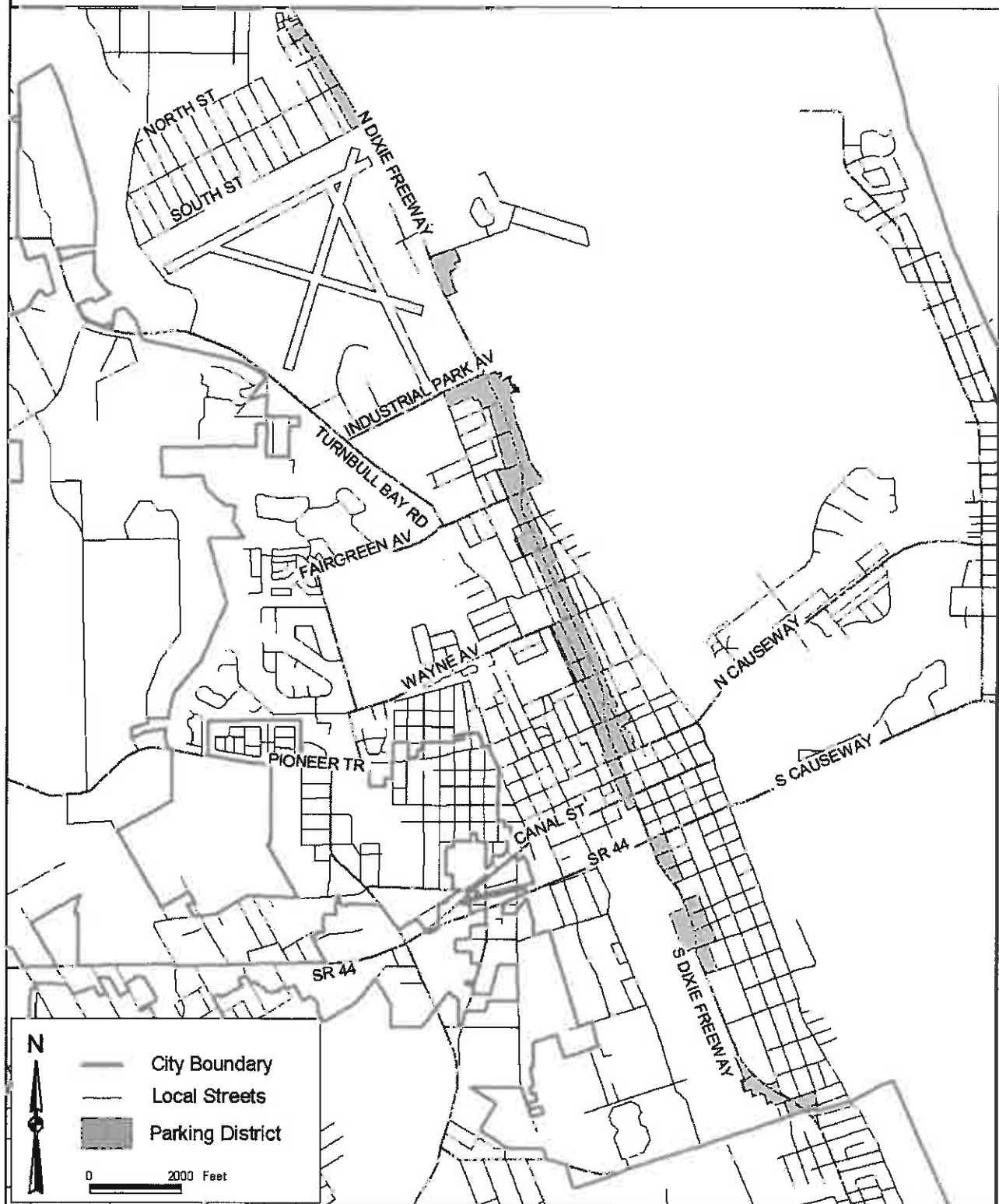
b. ~~For new construction and non-exempt additions to existing buildings, off-street parking shall be provided at a rate that is 50% of the parking ratios established in this article. Nonconforming or grandfathered parking conditions may not be used to meet requirements of this subsection.~~

c. ~~For new construction and non-exempt additions to existing buildings, at least 50% of the off-street parking requirement must be provided on-site. The balance of the required off-street parking may be provided by a lease agreement, joint-use agreement, or other method allowed by the land development regulations.~~

d. ~~For expansion of a business or change in use where no addition is proposed, off-street parking shall be provided at a rate that is 50% of the parking ratios established in this article. Credit shall be allowed for the amount of parking required for the previous use. This credit shall be calculated at a rate that is 50% of the parking ratios established in this article. Off-street parking required by this subsection may be provided on-site or by any other method allowed by this code.~~

~~Ord. #38-14~~

U.S. 1 Corridor Special Parking District Map



L. Valet Parking

~~Ord. #04-36, February 1996~~

Valet parking shall be allowed within the City as a convenience service to customers of a business or other establishment, or as a means to compensate for a parking deficiency. No valet parking shall be allowed for any establishment unless a valid valet parking license has been issued by the City of New Smyrna Beach. The City shall issue a valet parking permit once the applicant has demonstrated to the ~~Development Services Director~~Administrative Official that all of the following requirements have been met:

1. Design Standards. All City design standards for a parking lot have been met with regard to paving, landscaping and stormwater retention. ~~Valet parking lots may also utilize the following design and dimensional standards: in the respective zoning district where the parking lot is proposed to be located. As an exception to this, the following design standards, regulations and restrictions apply:~~
 - a. Minimum Valet Parking Space Size: ~~Individual spaces measuring 8 feet in width and by 18 feet in depth are permitted.~~
 - b. Individual spaces may be stacked or double-parked no more than two cars long or wide.
 - c. Access aisles with reduced width are allowed at the discretion of the ~~Development Services Director~~Administrative Official provided the aisle is used exclusively only to access for valet parking spaces.
 - d. No through lane within a public right-of-way may be used for valet parking pickup.
 - e. The design of the parking lot shall be such that it does not interfere with adjacent vehicular or pedestrian traffic flow within a public right-of-way.
2. Other Standards
 - a. One sign no greater than three square feet must be posted at the valet parking pickup area and must state the name of the establishment for which valet parking is intended and a cost to use the service if there is a cost.
 - b. Valet parking lot signs no larger than three square feet may be provided at each entrance to a valet parking lot. If valet parking spaces are in a parking lot intended for non-valet parking, each space shall be posted with a sign not to exceed two square feet indicating that the parking space is reserved for valet parking only.
 - c. Off-premises parking lots may be allowed provided they are located no more than 1,500 feet from the entranceway of the building or structure containing the principal use.
3. Licensing requirements. The following shall be required for a valet parking license:
 - a. ~~The license~~valet parking area shall comply with all City design, sign and location standards contained in the City's Land Development Regulations, ~~except as modified herein.~~

- b. The licensee shall maintain a one million dollar insurance policy issued by an insurance company licensed to do business in the ~~state~~ State of Florida for personal and property damage arising out of unlawful or negligent acts of the licensee, its officers-, employees, agents or invitees.
- c. The licensee shall not employ as a valet parking attendant or valet ticket-taker any person who has been convicted of a felony or a crime involving theft, dishonesty or moral turpitude; or who is less than eighteen years of age.
- d. The licensee shall pay a ~~\$75.00~~ the required application fee, as established by the City Commission.