

Sec. 74-172. - Number of parking spaces.

- (a) *Parking requirements matrix.* The following parking requirements matrix specifies the required minimum number Off-street automobile parking spaces and notes any special requirements that may apply:

Parking Requirements Matrix

Use		Minimum Off-street Parking Requirements	Notes
Residential			
1.	Conventional detached* **	1, 2 and 3 bedrooms: 2 spaces per unit. 4 bedrooms: 3 spaces per unit.	*If on-street parking is not permitted or is restricted on the unit's street frontage, then 1 visitor parking space shall be required. The visitor space shall be located not more than 100 feet from the unit's street frontage. **Resident parking spaces may be tandem.
2.	Cluster or multifamily development:		
	Resident parking*	Studio: 1 space per unit. 1 bedroom: 1.5 spaces per unit 2, 3 or more bedrooms: 2.0 spaces per unit.	*Resident parking spaces may be tandem; developer shall submit a parking study. **On-street parking provided in accordance with the dimensions required for parallel spaces may count toward fulfilling visitor parking requirements. These spaces must be located within the maximum distances specified in section 74-175.
	Visitor parking**	0.5 space per unit.	

3.	Housing for the elderly	1.2 spaces per unit.	
Commercial			
4.	Uses located in commercial shopping centers	1 space per 250 square feet of gross floor area.	
Commercial and Service Uses Located Independently			
5.	Bank, savings and loan	1 space per 250 square feet of gross floor area.	
6.	Hotel	1 space per unit, plus spaces required for accessory uses.	
7.	Nurseries	1 space per 250 square feet of gross floor area for retail sales, plus 1 space per 1,000 square feet of outdoor area devoted to displays and storage.	
8.	Offices:		
	Administrative, business and professional* Government*	1 space per 250 square feet of gross floor area. 1 space per 200 square feet of gross floor area.	*For onsite parking facilities containing 1,000 or more parking spaces, the parking requirement shall be 1 space per 500 square feet of gross floor area for parking spaces required in excess of 1,000.
9.	Restaurants	1 space per 75 gross square feet of floor area up to 6,000 gross square feet, plus 1 space per 55 gross square feet of floor area over 6,000 gross square feet.	
10.	Retail, general (i.e., department stores, markets)	1 space per 250 square feet of gross area.	

Health Services			
11.	Convalescent and nursing homes	1 space per 4 beds.	
12.	Medical and dental offices and clinics	1 space per 180 square feet of gross floor area.	
Industrial Uses			
13. 14.	Research and development Warehouses	1 space per 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing, plus the required parking for square footage devoted to other uses. 1 space per 2,000 square feet for the second 20,000 square feet. 1 space per 4,000 square feet for floor area in excess of 40,000 square feet.	
Entertainment and Recreation			
15.	Driving range (golf)	1 space per tee, plus required parking for any other uses on the site.	
16.	Golf course (regulation)	6 spaces per hole, plus required parking for any other uses on the site.	
17.	Parks (public or private)*	To be determined by the town commission.	*Developer must submit a parking study.
18.	Tennis, handball and racquetball facilities	2 spaces per court, plus required parking for additional uses on the site.	
19.	Health club*	1 space per 150 square feet of gross floor area.	*Swimming pool shall be counted as floor area.
Miscellaneous			

20.	Places of public assembly	1 space per 3 seats within the main auditorium, or, if there are not fixed seats, 1 space per 35 square feet of gross floor area within the main auditorium.	
21.	Day care, preschools, nursery schools, private schools*	1 space per staff member, plus 1 space per 5 children or 1 space per 10 children if adequate drop-off facilities are provided.	*Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to load and unload children safely. The adequacy of drop-off facilities proposed shall be determined by traffic safety principles.
22.	Utilities	2 spaces, plus spaces required for accessory uses.	
23.	Libraries	1 space per 300 square feet of gross floor area.	

- (b) *Uses not specifically listed.* The number of parking spaces required for uses not specifically listed in the matrix shall be determined by the town manager. The manager shall consider requirements for similar uses and appropriate traffic engineering and planning data, and shall establish a minimum number of parking spaces based upon the principles of this land development code.
- (c) *Mixed uses.* Where a combination of uses is developed, parking shall be provided for each of the uses as prescribed by the matrix, unless a reduction is granted pursuant to subsections (g), (h) and (i) of this section.
- (d) *Tandem parking spaces.* The term "tandem parking space," as used in the matrix, means a parking space that abuts a second parking space in such a manner that vehicular access to the second space can be made only through the abutting (tandem) space.
- (e) *Special parking spaces.* Any parking area to be used by the general public shall provide suitable marked parking spaces for handicapped persons. The number, design and location of these spaces shall be consistent with the requirements of F.S. §§ 316.1955 and 316.1956, or succeeding provisions. No parking space required for the handicapped shall be counted as a parking space in determining compliance with this section. Optional spaces for the handicapped shall be paved.
- (f) *Parking deferral.*
- (1) To avoid requiring more parking spaces than actually needed to serve a development, the town commission may defer the provision of some portion of the off-street parking spaces required by this land development code if the conditions and requirements of this subsection are satisfied.
 - (2) As a condition precedent to obtaining a partial deferral by the town commission, the developer must show any one or more of the following:

- a. A parking study that indicates that there is not a present need for the deferred parking.
 - b. Public transportation satisfies transportation demands for a portion of the users of the facility that corresponds to the amount of parking sought to be deferred.
 - c. The developer has established or will establish an alternative means of access to the use that will justify deferring the number of parking spaces sought to be deferred. Alternative programs that may be considered by town commission include but are not limited to:
 1. Private and public carpools and vanpools.
 2. Charging for parking.
 3. Subscription bus services.
 4. Flexible work-hour scheduling.
 5. Capital improvement for transit services.
 6. Ride sharing.
 7. Establishment of a transportation coordinator position to implement carpool, vanpool and transit programs.
 - d. The percentage of parking spaces sought to be deferred corresponds to the percentage of residents, employees and customers who regularly walk, use bicycles and other non-motorized forms of transportation, or use mass transportation to come to the facility.
- (3) If the developer satisfies one or more of the criteria in subsection (2) of this subsection, the town commission may approve a deferred parking plan submitted by the developer. The number of parking spaces deferred shall correspond to the estimated number of parking spaces that will not be needed because of the conditions established.
- (4) A deferred parking plan shall:
- a. Be designed to contain sufficient space to meet the full parking requirements of this land development code, shall illustrate the layout for the full number of parking spaces, and shall designate which are to be deferred.
 - b. Not assign deferred spaces to areas required for landscaping, buffer zones, setbacks or areas that would otherwise be unsuitable for parking spaces because of the physical characteristics of the land or the requirements of this code.
 - c. Include a landscaping plan for the deferred parking area.
 - d. Include a written agreement with the town that, one year from the date of issuance of the certificate of occupancy, the deferred spaces will be converted to parking spaces that conform to this code at the developer's expense should the town commission determine from experience that the additional parking spaces are needed.
 - e. Include a written agreement that the developer will cover the expense of a traffic study to be undertaken by the town to determine the advisability of providing the full parking requirement.
- (5) When authorized by the town commission upon a preliminary finding that the parking is inadequate, but not sooner than one year after the date of issuance of the certificate of occupancy for the development, the town manager shall require the property owner to undertake a study to determine the need of providing the full parking requirement to satisfy the proven demand for parking.
- (6) Based upon the study and the recommendations of the town manager, the town commission shall determine if the deferred spaces shall be converted to operable parking spaces by the developer or retained as deferred parking area.
- (7) The developer may at any time request that the town commission approve a revised development plan to allow converting the deferred spaces to operable parking spaces.

- (g) *Reduction for mixed or joint use of parking spaces.* The town commission shall authorize a reduction in the total number of required parking spaces for two or more uses jointly providing Off-street parking when their respective hours of need of maximum parking do not normally overlap. Reduction of parking requirements because of joint use shall be approved if the following conditions are met:
- (1) The developer submits sufficient data to demonstrate that hours of maximum demand for parking at the respective uses do not normally overlap.
 - (2) The developer submits a legal agreement approved by the town attorney guaranteeing the joint use of the off-street parking spaces as long as the uses requiring parking are in existence or until the required parking is provided elsewhere in accordance with the provisions of this land development code.
- (h) *Reduction for low percentage of leasable space.* The requirements of this section assume an average percentage of gross leasable building to total gross building area of approximately 85 percent. If a use has a much lower percentage of leasable space because of cafeterias, athletic facilities or covered patios, multiple stairways and elevator shafts, atriums, or conversion of historic residential structures to commercial use, or for other reasons, the town commission may reduce the parking requirements if the following conditions are met:
- (1) The developer submits a detailed floor plan describing how all of the floor area in the building will be used.
 - (2) The developer agrees in writing that the usage of the square footage identified as not leasable shall remain as identified, unless and until additional parking is provided to conform fully with this land development code.
- (i) *Historic preservation exemption.* The preservation of any property that has been placed on the local register of historic places, or that is located in a historic district and contributes to the historic character of the district, shall be grounds for a grant by the town commission of a reduction in, or complete exemption from, the parking requirements in this section. The reduction or exemption needed to allow a viable use of the historic structure shall be granted unless a severe parking shortage or severe traffic congestion will result.
- (j) *Authority to increase requirements.* The number of required parking spaces may be increased by the town commission if a parking study demonstrates that the proposed use would have a parking demand in excess of the requirements in this section. The town commission may require the developer to provide a parking study when the town manager presents preliminary data indicating that an increase in the number of parking spaces may be warranted.
- (k) *[Single-family residence parcels.]* Parking of vehicles on single-family residence parcels shall be allowed only on driveways or on approved paved surfaces that must be at a minimum of 200 square feet, but not greater than 220 square feet per vehicle space.

(Ord. No. 399, § 1, 11-20-01)