

ORDINANCE NO. 22-6

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 25, ARTICLE I OF THE CITY’S CODE OF ORDINANCES, ENTITLED “OFF-STREET PARKING AND LOADING;” BY SPECIFICALLY AMENDING SECTION 25-5, ENTITLED “DESIGN OF OFF-STREET PARKING;” PROHIBITING PARKING ON UNPAVED SURFACES VISIBLE FROM THE PUBLIC RIGHT OF WAY IN RESIDENTIAL AREAS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Cooper City (the “City”) seeks to preserve and enhance the residential community aesthetic within the City; and

WHEREAS, parking cars on grass for long enough periods can harden the area, hinder the grass and soil’s ability to absorb rain run-off and negatively affect drainage; and

WHEREAS, cars parked on front lawns further detract from an overall aesthetic within residential communities; and

WHEREAS, in accordance with state law, the City has conducted a public hearing and considered public input; and

WHEREAS, the City Commission finds that amending the City Code to prohibit parking on unpaved surfaces visible from the public right-of-way in residential areas in the City is in the best interests of the citizens and residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA:

SECTION 1. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. City Code Amended. That Article I, entitled “Off-Street Parking and Loading,” of Chapter 25, entitled “Development Standards,” of the City of Cooper City Code of Ordinances is hereby amended by specifically amending Section 25-5, entitled “Design of Off-Street Parking” as follows:

Sec. 25-5 Design of Off-Street Parking

...

(e) *Parking facilities for residential uses.*

(1) Single-family, townhouse and duplex. Required parking spaces for single-family detached dwellings, duplexes and townhouse dwellings may be located in enclosed garages, under covered carports, or on open hard-surfaced driveway areas in accordance with the following standards. Parking shall not be permitted on unpaved surfaces visible from the public right-of-way.

a. A minimum of one (1) garage or carport parking space shall be provided for each single-family, duplex or townhouse dwelling unit. A special administrative approval request may be submitted to the Growth Management Department for review to enclose a carport or garage of a single-family residence subject to meeting the parking requirements of Section [25-4\(g\)](#), minimum parking requirements for detached single-family dwellings. Other required parking spaces may be located on paved driveway areas, provided that each required parking space shall be a minimum of twelve (12) feet wide by twenty (20) feet deep, and such exterior spaces shall not be tandem.

b. Garages and carports shall have a minimum of twelve (12) feet wide by twenty (20) feet deep clear area. Washers, dryers, water heaters and other appurtenances shall not be allowable within said area. Garages shall be twelve (12) feet wide by twenty-two (22) feet deep when separate utility areas are not provided for the aforementioned uses. A single garage or carport may be provided for both units of a duplex, measuring not less than twenty (20) feet wide by twenty (20) feet deep with utility areas, or twenty (20) feet wide by twenty-two (22) feet deep without a utility area as described above.

c. Driveways for detached single-family and duplex uses shall comply with the following: No more than one (1) circular driveway or one (1) secondary driveway a maximum of twelve (12) feet in width shall be permitted per lot. The width of a primary driveway that provides access to a carport or garage shall not exceed twelve (12) feet in width for each garage or carport bay, provided that maximum of twenty-four (24) feet in width may be permitted for a one-bay garage. Parking in front yards of single-family homes shall be limited to parking in a garage, carport or hard-surfaced erosion resistant driveway material such as asphalt or concrete in accordance with the paving specifications of the city. Primary and secondary

driveways shall not be contiguous nor combined and shall have a minimum five (5) foot separation from one another.

d. Carports for detached single-family and duplex uses shall be open on at least two (2) sides and attached along at least fifty (50) percent of the longest side to the principal building, and shall not exceed eight (8) feet in height.

SECTION 4. Conflict. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

SECTION 5. Severability. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

SECTION 6. Codification. It is the intention of the City Commission of the City of Cooper City that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Cooper City, Florida, that the Sections of this ordinance may be renumbered, re-lettered, and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

SECTION 7. Effective Date. This Ordinance shall become effective upon passage and adoption.

PASSED AND ADOPTED on First Reading this _____ day of _____, 2022.

PASSED AND FINAL ADOPTION on Second Reading this _____ day of _____, 2022.

GREG ROSS
Mayor

ATTEST:

TEDRA ALLEN, CMC

Approved As To Legal Form:

JACOB G. HOROWITZ
City Attorney

ROLL CALL

Mayor Ross _____
Commissioner Green _____
Commissioner Meltzer _____
Commissioner Pulcini _____
Commissioner Shrouder _____