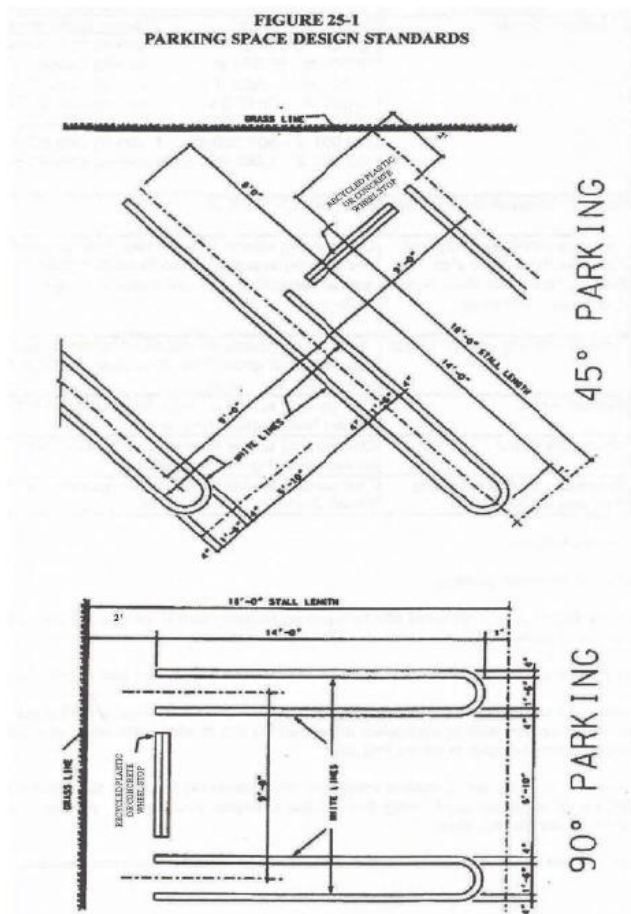


**Sec. 25-5. Design of off-street parking.**

- (a) *On-site parking required.* Required off-street parking facilities shall be located on the same lot or parcel of land that they are intended to serve.
- (b) *Parking space dimensions.* Each parking space required and/or provided shall not be less than the following:
  - (1) *Width.* All parking spaces shall be a minimum of nine feet in width, provided that spaces restricted to wheelchair drivers shall be a minimum of 12 feet in width. The width of a parking space shall be measured perpendicular to the parking angle.
  - (2) *Length.* All parking spaces shall be a minimum of 18 feet in length, provided that parallel parking spaces shall be a minimum of 25 feet in length. The length of a parking space shall be measured parallel to the parking angle.
- (c) *Layout.* All parking spaces shall be designed, striped and provided with concrete or recycled plastic wheel stops in accordance with figure 25-1

**FIGURE 1 PARKING SPACE DESIGN STANDARDS**



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(d) *Access.*

- (1) Each parking space shall be accessible from a street or alley from an adequate aisle or driveway leading to a street or alley.
- (2) Access aisles shall be a minimum of:
  - a. Twenty-four feet for 90 degree angle parking,
  - b. Eighteen feet for 60 degree angle parking,
  - c. Fifteen feet for 45 degree angle parking, and
  - d. Twelve for 30 degree angle parking.
- (3) Driveways leading to parking areas shall have not less than 12 feet of paved width with no projections into the driveway area for a height of seven feet, and shall not be less than six feet from any building or structure, not less than six feet from a private property line, and not less than ten feet from any public street right-of-way, except where otherwise stated in this Code. The areas of separation for the driveway shall be appropriately landscaped and curbed and protected from vehicular encroachment. Driveways shall further comply with section 25-100, driveway standards.

(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.
  - a. A minimum of one 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 12 feet wide by 20 feet deep, and such exterior spaces shall not be tandem.
  - b. Garages and carports shall have a minimum of 12 feet wide by 20 feet deep clear area. Washers, dryers, water heaters and other appurtenances shall not be allowable within said area. Garages shall be 12 feet wide by 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 20 feet wide by 20 feet deep with utility areas, or 20 feet wide by 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 circular driveway or one secondary driveway a maximum of 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 12 feet in width for each garage or carport bay, provided that maximum of 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 foot separation from one another.
  - d. Carports for detached single-family and duplex uses shall be open on at least two sides and attached along at least 50 percent of the longest side to the principal building, and shall not exceed eight feet in height.

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- (2) *Multi-family.* Open parking lots for multi-family development shall be arranged, maintained and used in accordance with the following requirements:
- a. The lot shall provide a front yard not less than 30 feet in depth nor less than the front yard of any existing residential structure immediately adjacent and on either side of the lot.
  - b. The required front yard shall be planted and sodded. It shall be maintained so as to present a healthy, neat and orderly appearance. The required yard shall be kept free from refuse and debris.
  - c. No signs shall be permitted other than unlighted entrance and exit markers, each not exceeding two square feet in area located within the parking area.
  - d. The parking area shall be paved with an asphaltic or portland cement binder or reinforced concrete and graded so as to prevent dust and surface water accumulation.
  - e. If lighting is provided for the parking area, all lights shall be low-pressure sodium, reflected, shaded and focused away from abutting property.
  - f. No charge shall be made for parking.
- (f) *Parking facilities for commercial uses.* Parking facilities for shopping centers, retail stores, restaurants, drive-through banks and other uses generating high volumes of vehicular traffic shall comply with the following standards.
- (1) Primary driveways entering projects consisting of over 10,000 square feet of gross floor area from an arterial roadway or thoroughfare shall provide a minimum 100 foot single-width stacking lane or a 50-foot double-width stacking lane within the private property clear of parking spaces or internal drives.
  - (2) The minimum distance between the rear of a parking space and the front of a vehicle utilizing a drive-through facility, i.e., banking, fast food, pick-up, etc., shall be no less than 30 feet, when such drive-throughs are approved by the City Commission.
  - (3) No more than 15 percent of the required parking spaces shall be permitted to be constructed in a rear setback area; provided, however, that up to 30 percent of the required parking spaces may be placed in the rear of the building when a minimum of 50 percent of proposed uses in the building is deed restricted to office use only. Such parking shall be set aside and designated for the use of employees and shall be adequately lighted, and located within 200 feet of a pedestrian access corridor connecting the rear of the center to the sidewalk in the front of the center.
- (g) *Surfacing and marking.* The required off-street parking facilities shall be identified as to purpose and location when not clearly evident from a street or alley. Off-street parking facilities, including access aisles and driveways, shall be surfaced and marked according to City standards. The area reserved for off-street parking shall be hard-surfaced with erosion-resistant material in accordance with applicable City specifications. Where the parking area is hard-surfaced, the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the City. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved.
- (h) *Wheel stops.* Landscaped areas, divider medians and interior and terminal islands provided pursuant to the landscaping ordinance (sections 25-43 and 25-44) shall be protected from the encroachment or overhang of vehicles by a six inch high continuous concrete curb which shall be backfilled to the height of said curb. Wheel stops shall be installed in each space 24 inches from the edge of the continuous concrete curb, however, the perimeter parking rows and/or divider median may be increased by 24 inches in pervious area width and the wheel stops eliminated for each row of parking along the respective perimeter parking row and/or divider median.

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All wheel stops required to be installed, repaired or replaced, in accordance with the provisions of this section, shall be manufactured of recycled plastic and/or concrete materials. The City's Building Department shall not issue a certificate of occupancy to any development which does not comply with the provisions of this section.

- (i) *Drainage, lighting, safety and maintenance.* All off-street parking facilities required by this article shall be drained so as not to cause any nuisance or damage to adjacent property (positive drainage is preferred to soaking pits), and any lighting thereon shall be so arranged and designed as to prevent any glare or excessive light on adjacent property. Low-pressure sodium lighting shall be used in all nonresidential districts. Such facilities shall be arranged for convenient access and safety of pedestrians and vehicles. Off-street parking areas shall be maintained in a clean, orderly and dust free condition at the expense of the owner or lessee and not used for the sale, repair or dismantling or servicing of any vehicles, equipment, materials or supplies.

(Ord. No. 05-04-02, § 1, 4-12-05; Ord. No. 05-06-03, § 2, 6-28-05; Ord. No. 19-4-3, § 2, 2019; Ord. No. 20-4-1, § 2, 5-12-20; Ord. No. 20-5-1, § 2, 5-26-20)