

**ORDINANCE NO. 24-18**

**AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 25 OF THE CITY'S CODE OF ORDINANCES, ENTITLED, "DEVELOPMENT STANDARDS;" BY SPECIFICALLY AMENDING ARTICLE I, SECTION 25-5, ENTITLED "DESIGN OF OFF-STREET PARKING;" REDUCING THE REQUIRED WIDTH DIMENSIONS FOR A PARKING SPOT IN A RESIDENTIAL DRIVEWAY; 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 amend certain requirements of the City's Code of Ordinances related to the size of parking spots in residential driveways; and

**WHEREAS**, on August 15, 2022, City's Planning and Zoning Board considered the amendments set forth herein, and voted 2-8 against the changing finding individual variances were a better option than a code change; and

**WHEREAS**, the City Commission has received variance requests which would not have been necessary had this code change been in effect; and

**WHEREAS**, the City's professional staff recommends approval of the code change since it reduced impervious surface areas on residential lots which is often an unnecessary driveway width; 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's Code of Ordinances, as it relates to the dimensions for parking spots in residential driveways, 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 Chapter 25, entitled “Development Standards,” of the City of Cooper City Code of Ordinances is hereby amended by specifically amending Article I, Section 25-5, entitled “Design of Off-Street Parking” as follows:

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

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*(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 (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~~ Community Development 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)~~ nine (9) feet wide by ~~twenty (20)~~ eighteen (18) 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.

**SECTION 3. 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 4. 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 5. 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 6. Effective Date.** This Ordinance shall become effective upon passage and adoption.

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**PASSED AND ADOPTED on First Reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

**PASSED AND FINAL ADOPTION on Second Reading this \_\_\_\_\_ day of \_\_\_\_\_,  
2024.**

\_\_\_\_\_  
GREG ROSS  
Mayor

ATTEST:

\_\_\_\_\_  
TEDRA ALLEN, MMC

Approved As To Legal Form:

\_\_\_\_\_  
JACOB G. HOROWITZ  
City Attorney

**ROLL CALL**

Mayor Ross \_\_\_\_\_  
Commissioner Green \_\_\_\_\_  
Commissioner Shrouder \_\_\_\_\_  
Commissioner Katzman \_\_\_\_\_  
Commissioner Mallozzi \_\_\_\_\_