

## ORDINANCE NO. 2024-19

**AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA AMENDING THE CODE OF ORDINANCES AT ARTICLE II “STOPPING, STANDING, AND PARKING” OF CHAPTER 14 “TRAFFIC AND VEHICLES,” AND AT ARTICLES IV “SUPPLEMENTARY DISTRICT REGULATIONS” AND VIII “OFF-STREET PARKING AND LOADING” OF CHAPTER 16 “ZONING REGULATIONS”; RELOCATING AND UPDATING OUTDOOR LIGHTING REGULATIONS; UPDATING FENCE REGULATIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Greenacres, Florida (the “City”) is a duly constituted municipality having such home rule power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, the Department of Development & Neighborhood Services has submitted a request for a Code Text Amendment to amend Chapter 16, Article VIII, Off-Street Parking and Loading Regulations; to relocate and amend the outdoor lighting regulations into a new Chapter 16, Article IV, Division 12, Section 16-767, Outdoor Lighting; to amend fence regulations within Chapter 16, Article IV, Division 2, Section 16-630, Fences; and to amend regulations and definitions within Chapter 14, Article II, Stopping, Standing, Parking; and

**WHEREAS**, it has been determined, in accordance with the Development & Neighborhood Services Staff Report and Recommendation, “Exhibit A” (attached), that the proposed amendments to the City’s Code of Ordinances are appropriate; and

**WHEREAS**, the Development Review Committee provided its recommendation regarding the proposed amendment to the Code of Ordinances; and

**WHEREAS**, the Planning and Zoning Board of Appeals, after notice and public hearing, has considered the proposed amendment to the Code of Ordinances, more specifically described herein, and submitted its recommendation to the City Council; and

**WHEREAS**, the City Council, after notice and public hearing, has considered the proposed amendment to the Code of Ordinances, the recommendations of the P Planning and Zoning Board of Appeals, and all public comments; and

**WHEREAS**, the City Council finds that the proposed amendment to the Code of Ordinances is consistent with the City of Greenacres Comprehensive Plan; and

**WHEREAS**, the City Council desires to amend the Code of Ordinances in order to incorporate the above-described amendment; and

**WHEREAS**, the City Council deems approval of this Ordinance to be in the best interest of the health, safety, and welfare of the residents and citizens of the City of Greenacres and the public at large.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AS FOLLOWS:**

**Section 1.** Chapter 14, Article II is hereby amended as follows:

**Sec. 14-25. Definitions.**

The following terms, words and phrases when used in this article shall have the meanings ascribed to them in this section or as defined elsewhere in this code, except where the context clearly indicates a different meaning. Any terms, words, or phrases not herein defined shall have the meanings ascribed to them in F.S. Chapters 316 and 320 as the same may be amended from time to time.

*Boat* shall mean any and every description of watercraft, barge, and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water and is synonymous with vessel.

*Commercial lettering* shall mean letters, numbers, symbols or combinations thereof which advertise a trade; business; industry or other activity for profit; a product; commodity; or service. The

term shall not include bumper stickers affixed to bumpers only; the decal or plate commonly applied to a motor vehicle by a motor vehicle dealer; or lettering for any government service.

*Commercial vehicle* shall mean any bus, step van, trailer, utility trailer, truck tractor, tow truck, agricultural, construction, or industrial equipment or motor vehicle designed, intended or used for transportation of people, goods or things for profit, or any vehicle displaying upon which commercial lettering, as defined herein, has been affixed. The term shall also include, but shall not necessarily be limited to any motor vehicle with tools, building materials or merchandise visible from the street or from abutting residential property. The following factors will be considered when determining commercial status: (1) Outside lettering designating a business of any kind; (2) use of vehicle; and (3) size of vehicle.

*Construction and industrial equipment* shall mean bulldozers, drag lines, cranes, forklifts, earth moving equipment, mixers, drilling equipment, bucket trucks, farm tractors and implements normally used in farming, excavation and/or construction activities.

*Gross vehicle weight rating (GVWR)* shall mean the maximum operating weight of a vehicle as specified by the manufacturer including the vehicle's chassis, body, engine, engine fluids, fuel, accessories, driver, passengers and cargo but excluding that of any trailers.

*Impervious surface* means a surface such as concrete, asphalt, paver block or other surface which completely repels water, including "ribbons" which provide an impervious surface upon which tires are fully supported. This definition does not include loose materials such as mulch, river rock, shell rock or lime rock alone.

*Motor vehicle* shall mean any self-propelled vehicle not operated upon rails or guideway, but not including any bicycle, motorized scooter, electric personal assistive mobility device, or moped.

*Owner* shall mean a person who holds the legal title of a vehicle, or in the event a vehicle is the subject of an agreement for the conditional sale or lease thereof with the right of purchase upon performance of the conditions stated in the agreement and with an immediate right of possession vested in the conditional vendee or lessee, or in the event a mortgagor of a vehicle is entitled to possession, then such conditional vendee, or lessee, or mortgagor shall be deemed the owner, for the purposes of this chapter.

*Recreational vehicle* shall mean any travel trailer, camping trailer, truck camper, motor home, private motor coach, van conversion, swamp/dune buggy, sport-type recreational vehicles and trailers, race cars, off-road motorcycles and motor vehicles which are used for recreational purposes only.

*Swale* means that portion of the public right-of-way from the edge of the improved roadway to the edge of the sidewalk, inclusive, or in the alternative, from the edge of the improved roadway to the edge of the right-of-way (if no sidewalk).

*Trailer* shall mean any vehicle with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle.

*Truck* shall mean any motor vehicle designed, used, or maintained primarily for the transportation of property.

#### **Sec. 14-26. Designation of restricted, limited areas.**

- (a) The city manager shall designate, upon the advice of the city traffic engineer or engineering consultant, places where the parking, standing or stopping of a motor vehicle shall be restricted or limited and signs giving notice of such restrictions or limitations shall be appropriately erected.

- (b) Fine for violations of this section. A violator of this section shall pay a penalty in accordance with Chapter 2 Section 2-65 of the Greenacres Code of Ordinances. The PBSO may also authorize the towing of a vehicle in violation of this section. When any vehicle found in violation of this chapter has been towed away on the order of a sheriff's deputy, it shall be the duty of the owner thereof to pay the towing charges necessary and reasonably incurred, including towing and wrecker charges and storage.

**Sec. 14-27. Reserved.**

**Sec. 14-28. Parking of motor vehicles, boats and trailers.**

(a) *Parking on rights-of-way.*

- (1) The parking, standing or stopping of a boat; bus; truck with a gross vehicle weight rating in excess of ten thousand (10,000) pounds, or rated over one (1) ton, or height in excess of seven (7) feet including any load, bed or box, or length in excess of twenty-two (22) feet; truck tractor; trailer; semi-trailer; pole trailer; step-van; commercial vehicle; recreational vehicle; or construction and industrial equipment as previously defined, for a period exceeding one (1) hour in any twenty-four-hour period is prohibited on all public streets, alleys or rights-of-way therewith within the city.
- (2) The prohibitions in section 14-28 (a) shall not apply to motor vehicles which are temporarily parked for the purpose of loading and unloading materials or equipment or making service calls, however, the duration of such temporary parking shall not exceed four (4) hours in any twenty-four-hour period.
- (3) The prohibitions in section 14-28 (a) shall not apply to motor vehicles which have become disabled; however, the duration of such temporary parking shall not exceed four (4) hours after which the vehicle must be removed by wrecker towing if necessary, regardless of the nature of the emergency.
- (4) The parking of non-prohibited vehicles shall be done in a safe manner so as not to cause hazards such as encroachment on sidewalks, obstruction of visibility to motorists utilizing the roadway, or in general affecting the ability of motorists to safely use the roadway. The parking of non-prohibited vehicles shall not obstruct driveways or impede the ability of the abutting property owner to maintain the right-of-way strip.
- (5) No person shall park a vehicle upon any right-of-way for the purpose of advertising any place of business or service, displaying the vehicle for sale, repairing the vehicle except repairs necessary for meeting an emergency, or selling merchandise from the vehicle, except when authorized or licensed under the Code or other ordinances of the city.
- (6) Parking on swales, consent of owner required; emergencies exempted. It shall be unlawful to stop, park or drive a motor vehicle upon the unpaved portion of the street right-of-way within the city without the express consent of the owner of the property abutting said right-of-way. The driver of any motor vehicle who stops, parks or drives upon the unpaved portion of the street right-of-way because of an actual emergency which requires such action shall be exempt from the provisions of this section
- (7) Fine for violations of this section. A violator of this section shall pay a penalty in accordance with Chapter 2 Section 2-65 of the Greenacres Code of Ordinances. The PBSO may also authorize the towing of a vehicle in violation of this section. When any vehicle found in

violation of this chapter has been towed away on the order of a sheriff's deputy, it shall be the duty of the owner thereof to pay the towing charges necessary and reasonably incurred, including towing and wrecker charges and storage.

(b) *Parking on private property.*

- (1) The parking of motor vehicles is allowed on private property within residential districts and on residential properties within mixed development and commercial districts subject to the following restrictions:
  - a. The plot of land must be improved with a residence.
  - b. The vehicle is parked in a safe manner so as not to cause hazards such as encroachment on sidewalks, or roadways, or obstructing visibility of motorists.
  - c. The motor vehicle cannot be inoperative, wrecked, junked, partially dismantled, or abandoned, and is licensed and registered as required by state law, and is used by the resident of the premises or a guest thereof.
  - d. The motor vehicle, or any portion thereof, cannot have a gross vehicle weight rating in excess of ten thousand (10,000) pounds, or rated over one (1) ton, or height in excess of nine (9) feet including any load, bed or box, or length in excess of twenty-two (22) eleven thousand (11,000) pounds, or a rating of over one (1) ton, or a height in excess of ten (10) feet including any load, bed or box, or a length in excess of twenty-six (26) feet, including any load, bed, or box.
  - e. The vehicle cannot be; a bus, a trailer except as allowed by section 14-28 (c), a semi-trailer, a pole trailer, a tow truck, or construction and industrial equipment.
  - f. The motor vehicle must be parked in a garage/carport or on a driveway that has been designed and permitted for that purpose except for those properties that do not have an impervious driveway and were originally constructed without such driveway.
- (2) The prohibitions in section 14-28 (b) shall not apply to motor vehicles which are temporarily parked for the purpose of loading and unloading materials or equipment or making service calls, however, the duration of such temporary parking shall not exceed eight (8) hours in any twenty-four-hour period.
- (3) The prohibitions in section 14-28 (b) shall not apply to motor vehicles which have become disabled, however, the duration of such temporary parking shall not exceed eight (8) hours after which the vehicle must be removed by wrecker towing if necessary, regardless of the nature of the emergency.
- (4) The prohibitions of section 14-28 (b) shall not apply to the temporary parking of construction vehicles where construction is underway for which a current and valid building permit has been issued by the city and the building permit is displayed on the premises.
- (5) Performing mechanical or other repair work on a motor vehicle parked on private property within the residential, mixed development residential, or mixed development commercial zoning districts is prohibited unless done in a garage. This prohibition does not extend to minor maintenance such as oil and tire changes or emergency repairs lasting no more than twenty-four (24) hours on a vehicle owned by a resident of the property where the repairs are made.

(c) *Parking and storage of boats, trailers and recreational vehicles.*

- (1) Boats, trailers and recreational vehicles may be parked on private property in residentially zoned districts within the city subject to the following restrictions:
  - a. The plot of land must be improved with a residence;
  - b. The boat, trailer or recreational vehicle must be licensed and registered as required by state law;
  - c. The boat, trailer or recreational vehicle must not be inoperative, wrecked, junked, partially dismantled or abandoned;
  - d. The boat, trailer or recreational vehicle must be owned or used by a resident of the premises;
  - e. The boat, trailer or recreational vehicle must not be used for living, sleeping or housekeeping purposes;
  - f. Notwithstanding subsection i. below, the boat, trailer or recreational vehicle must be parked in the rear yard or side yard not projecting beyond the front roof line, must have a height at or below eleven (11) feet, must be setback a minimum of four (4) feet from the building wall of any abutting property, and must be effectively screened from view of surrounding properties and streets with an opaque wall, fence or dense hedge a minimum of six (6) feet in height;
  - g. The total of all boats, trailers and recreational vehicles, excluding those stored in a closed garage, shall be limited to two (2);
  - h. The parking, storing or keeping of boats, trailers and recreational vehicles shall not cause other vehicles to be parked on sidewalks or in rights-of-way so as to create a hazard and shall not reduce the required number of parking spaces for any dwelling by more than one (1) space; and
  - i. One (1) boat, ~~or trailer~~ or recreational vehicle but not more than one (1) in total may be parked in a required front yard area between the structure and the street line, property line or right-of-way line, however, it may not be greater than ten (10) feet in height or twenty-six (26) feet in length including motors and trailer tongues;
  - j. All boats, ~~trailers~~, and recreational vehicles must be parked on an impervious surface if parked in the front yard.
- (2) Fine for violations of this section. A person violating the provisions of section 14-28 (b) and 14-28 (c) shall be subject to the provisions set forth in chapter 2, ~~article III, division 2~~ of this Code.

#### **Sec. 14-29. Reserved.**

**Section 2.** Chapter 16, Article IV, Division 2, Section 16-630(h) is hereby amended as follows:

- (h) *Fences and walls.* The provisions contained herein shall apply to all walls, fences, and hedges on property within the city:
  - (1) *Permit required.* Any person proposing to erect, install, relocate, reconstruct or alter a wall or fence within the city shall make application to the building development and neighborhood services department for a permit. The application shall contain a plan showing the location and type of construction proposed for such wall or fence.
  - (2) *Location restricted.* All walls and fences are to be erected inside the property lines.

- (3) *Materials generally.* All fences and walls shall be adequately secured and designed to withstand stresses to which they may reasonably be subjected and shall be constructed of materials as reasonably determined by the building development and neighborhood services department. Both sides of any wall shall be properly finished with paint, stucco, or other commonly accepted materials. Slats or added materials used in fences shall match the color of the fence.
- (4) *Prohibited materials.* No wall or fence shall be constructed of any of the following:
- a. Electrically charged materials.
  - b. Barbed wire for residential uses in residential zoning districts. Barbed wire shall be permitted for nonresidential uses located in a residential district and in all commercial districts, provided the barbed wire is installed on a masonry wall that is a minimum of six (6) feet in height. The barbed wire shall consist of three (3) strands at a forty-five (45) degree angle pointed towards the property and shall be a maximum two (2) feet in height.
  - c. Except for the barbed wire provisions noted in subsection (b) above, walls, fences or similar structures shall not contain any substance such as broken glass, spikes, nails, or similar materials which may inflict pain or injury to any person or animal.
- (5) *Maintenance.* All walls and fences shall be maintained by the owner or owners thereof, and all supports and bracing shall be placed toward the interior of the property on all portions in which the wall or fence faces road right-of-way.
- (6) *Residential zoning districts.* Fences, walls and hedges shall be limited in height as follows:
- a. *Yard, front:* fences located in the yard, front shall not exceed ~~three (3) feet in height, except that chain link fences may be used not exceeding four (4) feet in height, so long as the same are not covered with vines or plants so as to obstruct vision.~~ Fences taller than four (4) feet in height shall meet the established build to line of the existing residential structure. Fences on vacant lots shall be permitted to meet the required front setback of the existing zoning district, but are required to be moved to meet the build to line upon development of the property.
  - b. *Yard, side and rear:* not to exceed six (6) feet in height. Within a visibility triangle as defined in Section 16-948, no fence, wall or hedge shall exceed three (3) feet in height when it is located within a visibility triangle as defined in section 16-967 of this Code, except that chain link fences may be used not exceeding four (4) feet in height so long as fence, wall, or hedge shall exceed three (3) feet in height, except chain link fences which are permitted up to a maximum height of four (4) feet, provided they are not covered with vines or plants, or any opaque material so as to obstruct vision.
  - c. *Corner lots and rear of lots on street:* all fences and walls shall be located a minimum of one and one-half (1.5) feet inside the property lines for parcels abutting the right-of-way on the side, corner. For parcels abutting the right-of-way on the side or rear, within a visibility triangle as defined in Section 16-948, no fence, wall or hedge shall exceed three (3) feet in height when it is located within a visibility triangle as defined in section 16-967 of this Code, except that chain link fences may be used not exceeding four (4) feet in height so long as fence, wall, or hedge shall exceed three (3) feet in height, except chain link fences which are permitted up to a maximum height of four (4) feet, provided they are not covered with vines or plants, or any opaque material so as to obstruct vision. Fences located outside

- of the ~~safe sight~~ visibility triangle can be erected at the permitted maximum height for the yard area.
- d. *Fences for recreational and athletic facilities (excluding swimming pools) in all yards:* not to exceed eight (8) feet in height. However, chain link fences, without slats, may be constructed up to a maximum of ten (10) feet in height ~~and shall be black or green vinyl coated.~~ Within a visibility triangle as defined in Section 16-948, no ~~In no case shall a fence, wall or hedge exceed three (3) feet in height when it is located within a visibility triangle as defined in section 16-967 of this Code, except that chain link fences may be used not exceeding four (4) feet in height so long as fence, wall, or hedge shall exceed three (3) feet in height, except chain link fences which are permitted up to a maximum height of four (4) feet, provided they are not covered with vines, plants, or any opaque material so as to obstruct vision. This subsection applies to residential and non-residential uses in residential zoning districts.~~
  - e. *Non-residential uses in residential zoning districts.* Side and rear setback areas and in rear setback areas of lots facing streets in both front and rear, chain link security fencing, without slats, may be constructed to a maximum of eight (8) feet in height ~~and shall be black or green vinyl coated.~~
- (7) *Nonresidential zoning districts.* Fences and walls in nonresidential zoning districts may be erected or maintained to a height not exceeding eight (8) feet.
    - a. Fences or walls shall not be erected forward of the required front build to line.
    - b. Athletic facilities. Fences for tennis, racquetball, baseball, and softball facilities shall not exceed a height of fifteen (15) feet. Fences for all other athletic facilities shall not exceed a height of ten (10) feet. Backstops are exempt from fence height requirements.
  - (8) *Zero lot line development.* Fences located within zero lot line developments shall adhere to the following additional requirements:
    - a. A four-foot wide gate must be provided if the roof drainage and wall maintenance easement is crossed by the fence. The gate must be located in this easement or as otherwise provided by the home owners association documents.
    - b. In general, fencing shall not be located parallel to, and more than six (6) inches inside of, the roof drainage and wall maintenance easement since this would obstruct firefighting operations. The fence may, however, be located directly along the property line. In the rear yard, the fence shall be located either at least five (5) feet from the neighbor's zero lot line or not more than six (6) inches from the neighbor's zero lot line.
    - c. In any case, where parallel to the neighbor's house wall along the neighbor's zero lot line, the fence shall be either omitted or located at least ten (10) feet from the neighbor's house wall to allow the neighbor to maintain the house and also so as to not obstruct firefighting operations.
  - (9) *Chain link fences.* Chain-link fences shall be vinyl coated, utilizing black or dark green colors, ~~excluding single family and duplex dwelling units.~~
  - (10) *Measurement of height.* The height of fences and walls, including landscape berms and other means of increasing elevation, shall be measured from the average elevation of the property line where the improvements are to be installed.



- (11) *Fence height exemptions.* Fences located within the city's athletic facilities are exempt from the fence height limitations of this section. Fences for schools, public and private, are also exempt from the height limitations of this section, but shall be no taller than eight (8) feet in height along each perimeter, unless exempted by state law.
- (12) *Screening and security for certain occupancies.* Uses creating negative off-site visual impacts as determined by the city council shall be surrounded by a decorated solid block wall a minimum six (6) feet in height to completely block a view thereof from outside such wall. All security fences shall be of chain link construction with a minimum height of six (6) feet and a maximum height of eight (8) feet.
- (13) *Protection of drainage easements.* Construction of any type, or the planting of trees or shrubs, on drainage easements is prohibited.
- (14) *Fences along public rights-of-way.*
- a. For all fences, walls and hedges, a ~~safe-sight~~ visibility triangle shall be provided at all intersections of driveways and public or private roads. Fences, walls and hedges installed pursuant to this section shall be subject to the ~~site~~ visibility triangle requirements. The planning and engineering department shall establish minimum standards for ~~safe-sight~~ visibility triangles.
  - b. Additional materials shall not be permitted to be attached or placed on the top of any fence or wall to extend the height taller than six (6) feet.
  - c. Fences along rights-of-way shall not be in condition of ill-repair or lack of maintenance, such condition is deemed to be unsafe and creates a safety hazard.

**Section 3.** Chapter 16, Article IV is hereby amended by revising Division 11 and adding a new Division 12, Section 16-767 (Section 16-767, previously reserved, is being repurposed to establish the new outdoor lighting regulations), as follows:

***DIVISION 11. SALE OR DISPENSING OF CONTROLLED SUBSTANCE***

*{Sec. 16-763 through 16-765 have been omitted for brevity.}*

***Secs. 16-766, ~~16-767~~. Reserved.***

**DIVISION 12. – OUTDOOR LIGHTING**

**Sec. 16-767. Outdoor lighting.**

**(a) Purpose and Intent.**

The purpose of this section is to regulate outdoor lighting to ensure the safety of pedestrians, motorists, and cyclists while minimizing adverse impacts on adjacent properties. This section is designed to preserve, protect, and enhance the nighttime use and enjoyment of all properties through appropriate lighting practices and systems. These lighting requirements shall be applicable to all installations of site and building lighting, including those installed by local government entities or utility service providers in areas outside of public rights-of-way. More specifically, this section is intended to:

- (1) Ensure that all site lighting is designed and installed to maintain safe and adequate lighting levels on site while limiting negative lighting impacts on adjacent lands;
- (2) Prevent excessive light spillage and glare directed at adjacent properties and motorists; and

(3) Implement energy-efficient lighting practices that conserve energy and resources while maintaining safety, security, and productivity.

(b) Photometric Plan Requirements.

- (1) All site and development plan and building permit applications that include the use of external luminaries, or luminaries visible from the exterior of a structure shall include a photometric plan with the footcandle output of all proposed and existing luminaries on-site. On-site lighting to be included in the calculations shall include, but is not limited to, lighting for the parking lot, canopies, recessed lighting along the building and/or overhang. Each plan shall include any calculations or modifications required to comply with federal, state, and local laws and/or regulations that may apply. The photometric plans shall be consistent with the requirements for site and development plans and include the following:
  - a. The location and height above grade of all proposed and existing light fixtures on the subject property.
  - b. A table showing the average, minimum, and maximum foot-candles, average to minimum ratio, and maximum to minimum ratio on the site, and maximum luminaire heights.
  - c. Manufacturer's catalog cuts that provide a description of the luminaries, including wattage, lumen output, correlated color temperature, lamps, and mounting devices.
  - d. Control descriptions including type of controls (timer, motion sensor, time clock, etc.), the light fixtures to be controlled by each type, and control schedule when required.
  - e. All photometric plans must be signed and sealed by a registered design professional per Florida Statutes.
  - f. A certificate of compliance signed and sealed by a registered design professional per Florida Statutes, must be submitted prior to the issuance of a certificate of occupancy/finalizing of the permit.

(c) Standards.

- (1) Measurement. All lighting levels shall be measured at grade level except for the purpose of measuring light spillage where the light meter shall be placed seven (7) feet above the grade level at the property line. Lighting levels shall be certified prior to the issuance of a certificate of occupancy. Minimum intensity shall be measured within any area of the property intended for pedestrians, site activity, and vehicular use by using measurement equipment built for this purpose.
- (2) Light Confinement. All outdoor lighting shall be Dark Sky certified and utilize full cutoff luminaries, as defined by the Illuminating Engineering Society of North America (IESNA), ensuring no light is directed skyward. Parking lot lighting shall be installed at a 90-degree angle. Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that such accent lighting fixture is shielded and directs the light only onto the surface to be illuminated.
- (3) Design. Lighting shall be used to provide safety while accenting key architectural elements and emphasizing landscape features. Light fixtures should be thoughtfully integrated into the overall design, serving as complementary elements that enhance the project's aesthetic. This may be accomplished through careful selection of style, material, or color. All light fixtures located

within 50 feet of any residential use or residential property boundary shall not exceed 20 feet in height.

(4) The following lights are prohibited:

- a. Lights that present a safety hazard through the creation of observable glare or movement.
- b. Unshielded lights, which are visible within the normal range of vision from any street right-of-way or adjacent property.
- c. Any search, beacon, or strobe light.
- d. Lights which resemble any type of authorized traffic control sign, signal, or device, or that may mislead or confuse vehicular traffic.

(5) At no time shall 0.3 footcandles intensity be exceeded at the residential property line.

(6) The term "Open" in Table 16-1335(15)(b) shall mean from ½-hour before uses on site are operating until dawn and from dusk until ½-hour after uses on site are operating. The term "Closed" shall mean all other times between dusk and dawn when uses onsite are not operating.

(7) The use of sensor technologies, timers, or other methods to activate lighting when needed is required to conserve energy, ensure safety, and promote compatibility between different land uses.

(d) Illumination Levels and Luminaire Heights.

For their respective uses and districts, TABLE 16-767(d)(1) and TABLE 16-767(d)(2), specifies the minimum and maximum illumination levels, average ratios, and maximum height for any freestanding or structure-mounted luminaires.

TABLE 16-767(d)(1): LIGHTING STANDARDS; RESIDENTIAL USES							
District	Maximum Luminaire Heights	Minimum Average Intensity in Footcandles	Maximum Average Intensity in Footcandles	Maximum to Minimum Ratio in Parking Area	Spill Onto Private, Local, and Collector Roads	Spill Onto Arterial Roads & Non-residential	Spill at all Residential Property Lines
AR, RE	<u>20'</u>	<u>N/A</u>	<u>0.5</u>	<u>12:1</u>	<u>Not to exceed 0.8-foot candles @ edge of pavement</u>	<u>Not to exceed 1.6-foot candles @ edge of pavement</u>	<u>Not to exceed 0.3-foot candles</u>
RL, RM, RH, RMH	<u>20'</u>	<u>1.0</u>	<u>2.0</u>				
MXD	<u>20'</u>	<u>1.0</u>	<u>2.0</u>				

TABLE 16-767(d)(2): LIGHTING STANDARDS; NON-RESIDENTIAL USES							
District	Maximum Luminaire Heights	Minimum Average Intensity in Footcandles (Open/Closed)	Maximum Average Intensity in Footcandles	Maximum to Minimum Ratio in Parking Area	Spill Onto Private, Local, and Collector Roads	Spill Onto Major Roads & Non-residential	Spill at All Residential Property Lines
OPI	<u>20 feet</u>	<u>2.0/0.5</u>	<u>5.0</u>	<u>12:1</u>	<u>Not to exceed</u>	<u>Not to exceed 1.6-</u>	<u>Not to exceed 0.3-</u>
CN	<u>25 feet</u>	<u>2.0/0.5</u>	<u>5.0</u>				

<u>CG</u>	<u>30 feet</u>	<u>2.0/0.5</u>	<u>10.0</u>		<u>0.8-foot candles @ edge of pavement</u>	<u>foot candles @ edge of pavement</u>	<u>foot candles</u>
<u>CI</u>	<u>35 feet</u>	<u>2.0/0.5</u>	<u>10.0</u>				
<u>MXD</u>	<u>20 feet</u>	<u>2.0/0.5</u>	<u>5.0</u>				
<u>GU</u>	<u>20 feet</u>	<u>1.0/0.5</u>	<u>5.0</u>				
<u>RE, RL, RM, RH</u>	<u>20 feet</u>	<u>1.0/0.5</u>	<u>5.0</u>				

**Section 4.** Chapter 16, Article VIII, is hereby amended as follows:

**Sec. 16-1331. Purpose and intent.**

The purpose and intent of this article is to set forth regulations regarding the location, number, size, orientation, and maintenance lighting of all off-street parking spaces, loading spaces, aisles, driveways, areas and accessways required to be provided within the city. Regulations for off-street parking and loading areas are designed to promote the public health, safety, and general welfare of the citizens of the City of Greenacres by ensuring the orderly, efficient, and safe design and construction of parking areas. In addition, this article ensures the provision of adequate parking, prevents traffic hazards, and encourages innovative site designs which allow for the retention of open space and improved traffic and pedestrian flow.

**Sec. 16-1332. Applicability.**

The provisions set forth herein shall apply to the following:

- (1) *New construction and development.* Every building or structure and its associated use or uses, instituted, ~~or~~ erected after the effective date of this chapter's off-street parking and loading regulations, shall be provided with adequate off-street parking and loading areas in accordance with the provisions of this chapter for use by the occupants, employees, visitors and patrons of said use or structure.
- (2) *Expansion of existing structure or use.* Whenever an existing building or structure and its associated use or uses is expanded or enlarged in floor area or capacity, off-street parking and loading spaces shall be provided in accordance with the provisions of this chapter for the newly added floor area or capacity of the building or structure. Whenever the expansion affects or provides additional floor area equal to or greater than thirty-three (33) percent of the existing approved floor area, the entire parking and loading area serving the structure, both old and new, shall be brought into conformance with the provisions of this chapter. If the expansion results in the loss of any parking spaces, then the expansion shall be required to provide a replacement parking space in addition to the required parking.
- (3) *New parking spaces, driveways or accessways.* Any new parking spaces, loading spaces, aisles, driveways or accessways proposed after the effective date of this chapter's off-street parking and loading regulations shall be constructed in conformance with the provisions of this chapter.
- (4) *Change in use.* When the use of a portion or all of an existing building or structure which is not a shopping center, as defined in this chapter, is changed, additional off-street parking and loading shall be provided as specified in this chapter, to the extent that the off-street parking required for the new use exceeds the off-street parking required for the previous use. ~~When the required parking for the new use, in excess of that required for the previous use, is not able to be provided on site due to physical constraints, an alternative plan as provided for in~~

~~subsection (5) may be submitted for review to the planning director and the city engineer prior to any development application.~~

- (5) *Exemptions for previously approved site and development plans for shopping centers.* The off-street parking and loading regulations of section 16-1336 do not apply to shopping centers completely developed and built and having site and development plans that were approved on or before January 1, 1994. Moreover, the off-street parking and loading regulations shall not apply to partially developed shopping centers where, at a minimum, building foundations have been installed and site and development plans have been approved on or before January 1, 1994. However, any expansion or enlargement in floor area or capacity of any existing or proposed building shall meet the requirements of subsection (2) above. The restriping of existing parking areas which result in a loss of no more than two (2) percent of the approved parking spaces due to complying with the requirements of the Florida Accessibility Code, shall not be considered nonconforming. In addition, existing commercial developments may convert one (1) parking space for use as a dumpster location without becoming nonconforming.
- (6) *Restriping and sealcoating.* A permit is required for all striping. Work which consists only of the application of new striping paint directly on top of existing striping paint is exempt from subsection 16-1335(19) but a single four-inch stripe on each side to delineate the spaces must be provided at a minimum. New replacement striping in conjunction with sealcoating, asphalt overlay or reconfiguration of parking spaces must comply with subsection 16-1335(19). Single-family residences and duplex units are exempt from this requirement.

### **Sec. 16-1333. Applicability of other code and regulatory requirements.**

All parking spaces, loading spaces, aisles, driveways and accessways shall be designed and constructed in strict conformance with the latest adopted version of the general provisions of the zoning code, subdivision code, building code, the Manual on Uniform Traffic Control Devices (MUTCD), the Florida Accessibility Code, and any other applicable codes and regulations. If any conflict exists, the strictest requirements of all applicable codes and standards will be in effect.

### **Sec. 16-1334. General requirements.**

The following requirements and standards shall be adhered to for all parking and loading areas within the city:

- (1) *Continuance of parking and loading areas.* Off-street parking and loading areas shall be maintained and continued as an accessory use provided the principal use on the premises is continued. In the event the principal use is removed from the premises, accessory off-street parking and loading areas shall not be converted to the principal use.
- (2) *Renovation of existing buildings.* Where a building, structure or use existed on the effective date of this article, such building, structure, or use may be renovated, altered, or repaired, provided there is no increase in overall floor area, or capacity, or change in use of the building, or structure, without providing additional off-street parking and/or loading spaces as required by this article.
- (3) *Parking required on same lot or parcel.* All required off-street parking and loading areas shall be located on the same plot or parcel of land they are intended to serve, except as permitted by this chapter to provide parking and loading areas on an adjacent or proximate site.

- (4) *Use of loading area for parking.* No required off-street loading area shall be used to satisfy the space requirement for any off-street parking spaces, except as permitted by this chapter.
- (5) *Use of required parking by another building or structure.* No part of any off-street parking or loading space required for any building, structure or use by this article shall be utilized or included as meeting the requirements for another building, structure or use, except as permitted by this article. On-street parking located in the public right-of-way shall not be used to satisfy off-street parking requirements.
- (6) *Use of parking area.* Required parking or loading areas shall be made available for parking of vehicles by owners, residents, customers, patrons, visitors, and employees. Required parking and loading areas shall not be used in the following manner:
  - a. To store operative or inoperative vehicles, except as permitted by the limitations as shown in section 16-1335(22);
  - b. To store any goods, materials or inventory used in conjunction with any business or use on or off the premises;
  - c. For the sale, repair, or servicing of vehicles;
  - d. For any advertising purposes, including the use of banners or signs attached to vehicles; or
  - e. For temporary events, except as permitted by issuance of a temporary use permit subject to the limitations as shown in section 16-718 and Table 16-718.
- (7) *Calculation based on number of seats.* When the calculation of the required number of parking spaces is based upon the number of seats, an area of twenty-four (24) inches of space on a bench, pew, floor or similar seating facility shall be considered to be one (1) seat.
- (8) *Fractional requirements.* When the calculation for the required number of parking or loading spaces results in a fractional number, a fraction of one-half ( $\frac{1}{2}$ ) or greater shall require one (1) full additional parking or loading space.
- (9) *Multiple uses.* When more than one (1) use occupies a structure or lot, the total number of required parking spaces shall be based upon the sum of all individual uses, unless the uses are subject to an approved shared parking plan (section 16-1335(21)).
- (10) *Uncertainty of required parking.* If there is uncertainty about the number of parking or loading spaces required for a particular use, the maximum number of parking spaces required for the closest comparable use shall apply.
- (11) *Construction and maintenance.*
  - a. All required parking spaces, loading spaces, aisles, driveways and accessways shall be constructed with a hard surface using concrete asphalt, or other paving material approved for use within the city, unless permitted pursuant to section 16-1335(13). All construction work shall be completed in conformance with the subdivision code, building code, and all other applicable city codes and regulations.
  - b. Every parking and loading area required by this article shall be continually maintained in satisfactory condition so as to be safe, attractive, and free of any hazard, nuisance, accumulation of debris or other unsafe condition. It shall be the responsibility of the owner of the property to ensure that the parking facilities are kept in good working order.

### Sec. 16-1335. Location and design requirements.

The following location and design requirements and standards shall be adhered to for all parking and loading areas required to be constructed within the city:

(1) *General access.*

- a. Access directly from a public street, road or alley into a parking space shall only be permitted for a single-family residence.
- b. All parking and loading spaces shall be accessible at all times, from a street, road, driveway or aisle. Each parking space shall be accessible without having to drive over or through any other parking or loading space, except for single-family residences wherein one (1) space may be located behind another space.
- c. Loading areas shall be located and designed so that the vehicles intended to use them can maneuver safely and conveniently to and from a public right-of-way and complete the loading or unloading without conflicting or interfering with any public right-of-way, accessway, parking aisle or parking space.
- d. No loading space shall be located within forty (40) feet of the nearest point of intersection of the edges of the right-of-way of any two (2) streets.

(2) *Pedestrian access.*

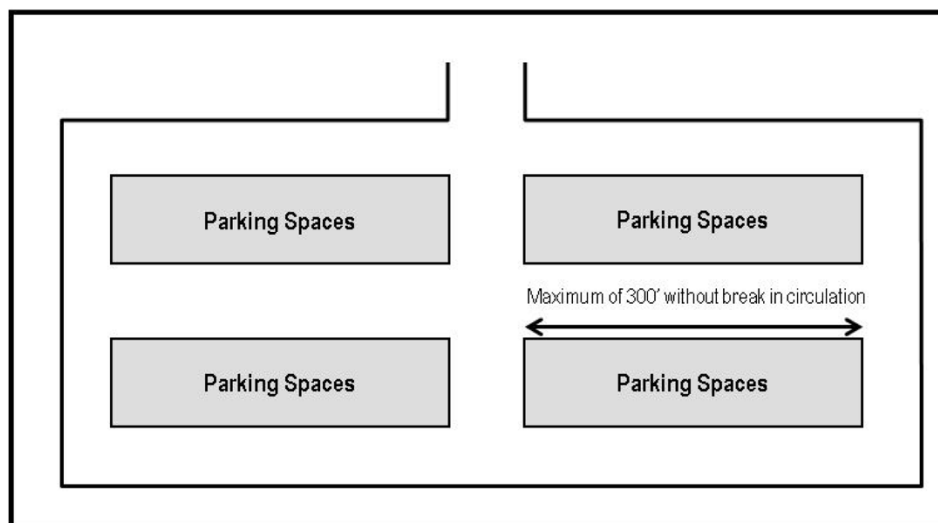
- a. All properties shall provide safe, adequate, and direct pedestrian access between ~~a~~ buildings, structures, or uses ~~and their~~ associated parking areas. Where provided, pedestrian accessways shall be a minimum of five (5) feet wide and meet ADA standards as applicable.
- b. The maximum walking distance from an off-street parking space to a building, structure or use intended to be served by the parking space shall be six hundred (600) feet.
- c. ~~Commercial d~~ Developments greater or equal to forty thousand (40,000) square feet shall provide clearly marked pedestrian crossings from the parking areas to the building. Whenever feasible, the pedestrian crossing shall be raised a minimum of four (4) inches above the final grade of the pavement.

(3) *Internal circulation.*

- a. Site and Development Plan applications shall include a circulation plan that demonstrates the safety and connectivity of vehicular, bicycle, and pedestrian facilities within the development, including how conflict points between different users (vehicles, pedestrians, cyclists) will be managed to ensure the safety of all users. The plan must address conflict zones, such as crosswalks, driveway entrances, and intersections within the development.
- ~~ba.~~ All parking areas shall be designed to provide internal circulation so that each parking space within a parking area is accessible to all other parking spaces without using a public street, road, or alley.
- ~~cb.~~ All parking and loading areas shall be designed so that sanitation, maintenance, emergency, and other public safety vehicles can serve the parking area and adjacent buildings or structures without the necessity of having to backup an unreasonable distance or make other dangerous or hazardous turning movements.
- ~~de.~~ Internal circulation areas shall be designed so as to not interfere with or pose a hazard to any parking spaces, loading spaces, or pedestrian movements.

- ~~e.~~ e. Required parking and loading areas shall not be located so as to interfere with normal traffic flow, queuing, and backup movements.
- ~~e-f.~~ e-f. The maximum length of any parking aisle, without a break in circulation, shall be three hundred (300) feet. Should the city determine, based on the site design and circulation pattern, that an increased aisle length would not create a traffic or pedestrian hazard, said aisle length may extend beyond three hundred (300) feet as shown in Figure 16-1335(3).

**FIGURE 16-1335(3): MAXIMUM PARKING AISLE LENGTH**



(4) *Orientation of parking.*

- a. To the maximum extent possible, and in accordance with the recommendations of the Development and Neighborhood Services planning and engineering Department, parking bays within primary parking areas for any building, structure or use shall be perpendicular to the building or structure.

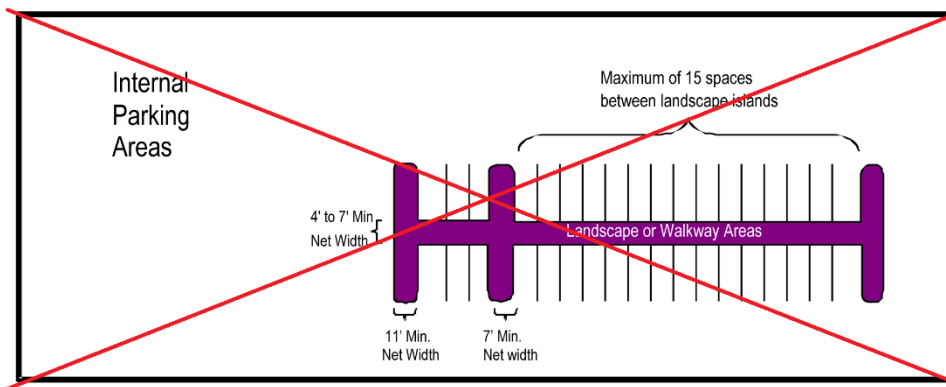
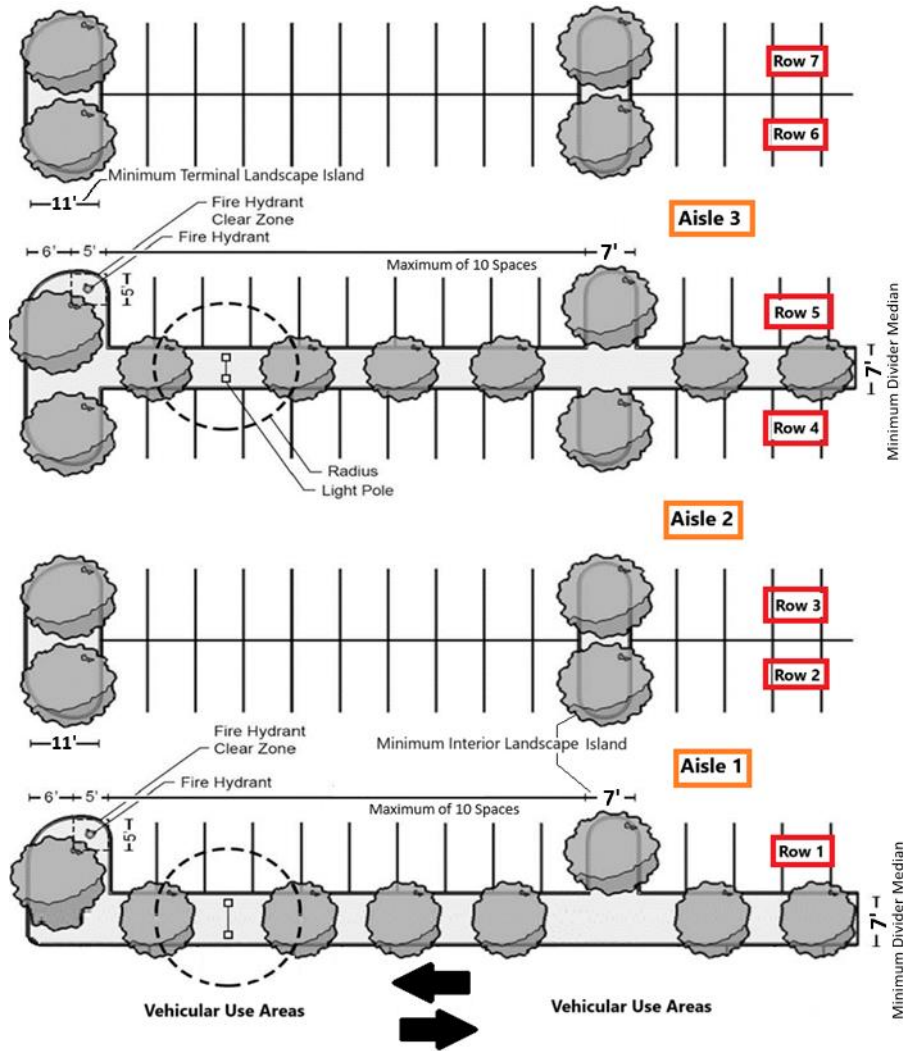
(5) *Internal landscape areas.*

- a. Interior Landscape Islands. Interior ~~l~~andscape islands, with a dimension of no less than seven (7) feet in net plantable width, shall be placed at ~~each end and at intervals of no more than fifteen ten (1510) parking spaces.~~ Terminal landscape islands shall contain a minimum net plantable width of eleven (11) feet.
- b. Terminal Landscape Islands. Terminal ~~l~~andscape islands shall be placed at the end of all rows of parking aisles abutting vehicular accessways or drive aisles. Terminal landscape islands shall contain a minimum net plantable width of eleven (11) feet.
- c. Divider Landscape Medians. ~~To emphasize vehicular accessways and traffic patterns within the parking area and to increase pervious area, and as required by 16-1335(18), interior landscaping shall be incorporated in interior landscaped dividers and planting areas~~ Divider landscape medians with a minimum net plantable width of seven (7) feet shall be installed after every fourth row of parking spaces or the second parking aisle, and between all parking



spaces and adjacent vehicular use areas ~~when including trees or a sidewalk and four (4) feet~~  
~~when including sod or groundcover~~ as shown in Figure 16-1335(5).

FIGURE 16-1335(5): INTERNAL PARKING AREAS



(6) *Parking and loading adjacent to building.*

- a. When parking is permitted directly adjacent to a building or structure, there shall be a minimum separation of four (4) feet between the outside wall of the building or structure and any parking space, except for single-family residential units.
  - b. Loading spaces required by this article shall be located directly adjacent to the building which requires the designated loading space. However, no loading space shall be located within a required fire lane.
  - c. Alternative Loading Options. In certain cases, an alternative loading area may be utilized in lieu of a designated loading space as required per Section 16-1336 and Section 16-1337. Parking spaces and the drive aisles may be utilized during non-business hours for this purpose, provided the Development and Neighborhood Services Department determines, that based upon the proposed traffic generation of a particular site, site design, as well as other available technical data and information, that a reduction in the number of loading spaces would not adversely affect traffic circulation, or create a traffic hazard. The alternative loading option must be clearly reflected on the approved Site and Development Plan.
- (7) *Use of right-of-way.*
- a. No parking or loading space required by this article shall be located within the right-of-way of any street, roadway, or alley.
  - b. There shall be no parking or storing of vehicles in landscaped buffers or the ultimate right-of-way. Parking and loading areas shall be designed so that no portion of a vehicle will extend into or over any public right-of-way area, sidewalk, landscaped area or adjacent property.
- (8) *Parking in rear of commercial building.*
- ~~a. The maximum number of off-street parking spaces provided in the rear of any building or structure, except those in the Mixed Use Development (MXD) zoning districts, shall not exceed twenty (20) percent of the total number of required off-street parking spaces.~~
  - ~~b.~~a. There shall be no parking in the rear of any building or structure unless a pedestrian accessway with a minimum width of five (5) feet is provided connecting the rear parking area to the public entrance in the front of the building, exclusive of whether or not a rear entrance is provided.
  - ~~c.~~b. In no instance shall any parking space located in the rear of the building interfere or conflict with access to a required off-street loading space, or with any fire lane or fire suppression devices.
- (9) *Dumpster location and access.*
- a. Required dumpster or trash compactor areas shall be located in a manner which permits safe and direct access to the dumpster for any maintenance or sanitation vehicle.
  - b. The location of a dumpster and access thereto shall not interfere with the internal circulation pattern of the site, nor shall the location require a maintenance or sanitation vehicle to traverse any parking ~~or loading~~ space to gain access to the dumpster area.
  - c. A minimum area of twelve (12) feet in width by twenty-five (25) feet in depth shall be provided in front of any dumpster area to allow access to the dumpster area while not interfering with the normal circulation pattern.

- d. The minimum dumpster or compactor size shall be determined by the city's solid waste franchisee, and the site shall be surrounded by a concrete wall and locking gate in accord with section 16-757.

(10) *Drop-off zone.* The following provisions shall be adhered to when providing a designated drop-off zone adjacent to any building or structure:

- a. The drop-off zone shall be clearly separated from the main flow of traffic;
- b. Bollards may be used to demarcate the limits of the zone, but no chains or other horizontal obstructions shall be used;
- c. When a curb is eliminated from a segment of the zone, the pavement shall be clearly demarcated indicating the ramp location.

(11) *Fire lane required.*

- a. A fire lane shall be provided when determined by the city fire marshal to be necessary to protect the public health, safety, and general welfare.
- b. Fire lanes shall be in accordance with the current edition of the Florida Fire Prevention Code, Section 18.2.3 (Fire Department Access Roads) and Exhibit A, Greenacres Amendments to the Florida Fire Prevention Code. The minimum width of a fire lane shall be twenty (20) feet, unless otherwise required by the Fire Prevention Code and Amendments.
- c. The fire lane shall provide clear, unobstructed access for emergency vehicles and apparatus at all times.
- d. Each fire lane shall be clearly marked and identified through signage and painted markings on the pavement surface. The design, location and markings of each fire lane shall be in conformance with the Florida Fire Prevention Code, recommendations of the city fire marshal, and all applicable city codes and regulations.

(12) ~~Handicapped~~ Parking for the disabled.

- a. All parking areas shall provide ~~handicapped~~ parking spaces, ramps, and accessway for the disabled in accordance with the Florida Accessibility Code, State Uniform Traffic Control Code, city building code, and amendments thereto, and all other applicable city codes and regulations. ~~Handicap~~ parking areas shall be provided in accordance with FDOT Index 17346; however, the width of the blue stripe shall be four (4) inches.
- b. The minimum number of ~~handicapped~~ disabled parking spaces shall be provided as shown in Table 16-1335(12):

TABLE		16-1335(12):
<u>HANDICAPPED-PARKING SPACES FOR THE DISABLED</u>		
Total Parking Required	Off-Street	Required Number of <del>Handicapped</del> <u>Disabled</u> Spaces
Up to 25		1
26 to 50		2
51 to 75		3
76 to 100		4
101 to 150		5
151 to 200		6
201 to 300		7

301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20 plus 1 for each 100 over 1,000 or portion thereof

- c. Each ~~handicapped-disabled~~ parking space shall be striped in accordance with the Florida Accessibility Code and posted with a permanent above grade type FTP55, FDOT Index 17355, sign of a color and design as approved by the Florida Department of Transportation, bearing the international symbol of accessibility and the caption "Parking by Disabled Permit Only Fine of \$250" or such fine amount as is currently in effect. The international symbol for accessibility shall also be painted on the surface of the parking space.
- d. All ~~handicapped-disabled~~ spaces provided as a requirement of this section shall have accessibility to a curb ramp or curb cut, when necessary to allow access to the building served, and shall be located so that users will not be compelled to walk or otherwise move behind parked vehicles. Such ramps shall be located at a minimum of one (1) every one-hundred-thirty (130) feet along the sides of the building which face the parking areas which contain ~~handicapped-disabled~~ parking spaces. Required ramps shall be designed and constructed in accordance with the Florida Accessibility Code, State Uniform Traffic Control Code, city building code, and all other applicable city codes and regulations.
- e. ~~Handicap-Disabled~~ parking spaces shall not be in addition to, but shall substitute for required parking spaces.
- f. All ~~handicapped-disabled~~ parking spaces shall be those parking spaces located to the nearest accessible entrance of the building that the spaces are intended to serve.

(13) *Grassed parking.*

- a. Where permitted by this code, grassed parking spaces may be utilized provided the following requirements and conditions are adhered to:
  - 1. The minimum size of any grassed parking space shall be determined by section 16-1336.
  - 2. Grassed parking spaces may not be used to satisfy handicap requirements.
  - 3. Each grassed parking space shall be provided with a wheelstop or FDOT Type D curbing, constructed of concrete or similar material to demarcate the location of each parking space.
  - 4. A statement documenting that the parking area proposed for grassed parking will be used for parking on an irregular, intermittent or part-time basis shall be provided. Such statement shall include the proposed hours and days grassed parking is expected to be used and the expected average daily traffic and peak hour traffic counts as calculated by a registered engineer. Plans shall be submitted which ensure that the grassed parking surface will be maintained in its entirety with a viable turf cover.
  - 5. A permit shall be obtained for the construction of any grassed parking area. The city may require the restoration of the grassed parking area or the permanent paving of the parking area if it is determined that the grassed parking area is not being maintained in accordance with the code.

6. Any area proposed for grassed parking shall be constructed in conformance with the provisions of this article and any applicable city codes and regulations and the requirements of the Development and Neighborhood Services ~~city planning and engineering~~ department.

(14) *Landscaping.*

a. All off-street parking and loading areas shall be landscaped in accordance with Article VII, landscaping and screening requirements, ~~of the zoning code.~~

(15) *Lighting.* The minimum and maximum permitted illumination and maximum permitted height of each luminaire shall be as shown in Table 16-~~767(d)(1)~~1335(15)(a) and Table 16-~~767(d)(2)~~1335(b). These ~~lighting requirements shall be applicable to all installations of site and building lighting, including those installed by local government entities or utility service providers in areas outside of public rights-of-way. All lighting of off-street parking and loading areas shall be in accordance with Article IV, Division 12. -Outdoor Lighting.~~

District	Maximum Luminaire Heights	Minimum Average Intensity in Footcandles	Maximum Average Intensity in Footcandles	Maximum to Minimum Ratio in Parking Area	Spill Onto Private, Local, and Collector Roads	Spill Onto Arterial Roads & Non-residential	Spill at all Residential Property Lines
AR, RE	20'	N/A	0.5	12:1	Not to exceed 0.8 foot candles @ edge of pavement	Not to exceed 1.6 foot candles @ edge of pavement	Not to exceed 0.3 foot candles
RL, RM, RH, RMH	20'	1.0	2.0				
MXD	20'	1.0	2.0				

District	Maximum Luminaire Heights	Minimum Average Intensity in Footcandles (Open/Closed)	Maximum Average Intensity in Footcandles	Maximum to Minimum Ratio in Parking Area	Spill Onto Private, Local, and Collector Roads	Spill Onto Major Roads & Non-residential	Spill at All Residential Property Lines
OPI	20 feet	2.0/0.5	5.0	12:1	Not to exceed 0.8 foot candles @ edge of pavement	Not to exceed 1.6 foot candles @ edge of pavement	Not to exceed 0.3 foot candles
CN	25 feet	2.0/0.5	5.0				
CG	30 feet	2.0/0.5	10.0				
CI	35 feet	2.0/0.5	10.0				
MXD	20 feet	2.0/0.5	5.0				
GU	20 feet	1.0/0.5	5.0				
RE, RL, RM, RH	20 feet	1.0/0.5	5.0				

NOTES FOR TABLES 16-~~1335(15)(a)~~1335(15)(a) AND ~~(b)~~(b):

1. Except for single family residences, a ~~or site lighting plan shall be submitted for new and revised installations consistent with the site and development plan requirements of section 16-197(5)(j)~~

~~and shall indicate the type of light fixture, wattage, initial light levels, mounting height, and manufacturer design and material cut sheets.~~

- ~~2. All lighting levels shall be measured at grade elevation and shall be certified prior to the issuance of a certificate of occupancy.~~
- ~~3. All outdoor lighting shall confine, to the greatest extent possible, all emitted light only to subject property, and shall not be directed skyward. Parking lot lighting shall be installed at a 90-degree angle.~~
- ~~4. The following lights are prohibited:
 
  - ~~a. Lights that present a safety hazard through the creation of observable glare.~~
  - ~~b. Unshielded lights, which are visible within the normal range of vision from any residential property.~~
  - ~~c. Any search, beacon, or strobe light.~~
  - ~~d. Lights which resemble any type of authorized traffic control sign, signal, or device, or that may mislead or confuse vehicular traffic.~~~~
- ~~5. At no time shall 0.3 footcandles intensity be exceeded at the residential property line.~~
- ~~6. Minimum intensity shall be measured within any area of the property intended for pedestrians, site activity, and vehicular use by using measurement equipment built for this purpose.~~
- ~~7. The term "Open" in Table 16-1335(15)(b) shall mean from ½ hour before uses on site are operating until dawn and from dusk until ½ hour after uses on site are operating. The term "Closed" shall mean all other times between dusk and dawn when uses onsite are not operating.~~

(16) *Drainage.*

- a. Runoff from parking areas shall be stored and managed in accordance with the rules of the South Florida Water Management District and city regulations applicable at the time, including Chapter 12 (Subdivision Code), as amended. Stormwater runoff should be diverted from impervious areas into permeable landscaping areas as part of the overall stormwater management plan to minimize off-site runoff and maximize on-site water infiltration. Low Impact Development (LID) practices shall be incorporated unless specific site constraints make such measures infeasible. Examples of LID practices include rain gardens, bio-swales, and pervious paving materials and surfaces.

(17) *Traffic signage.*

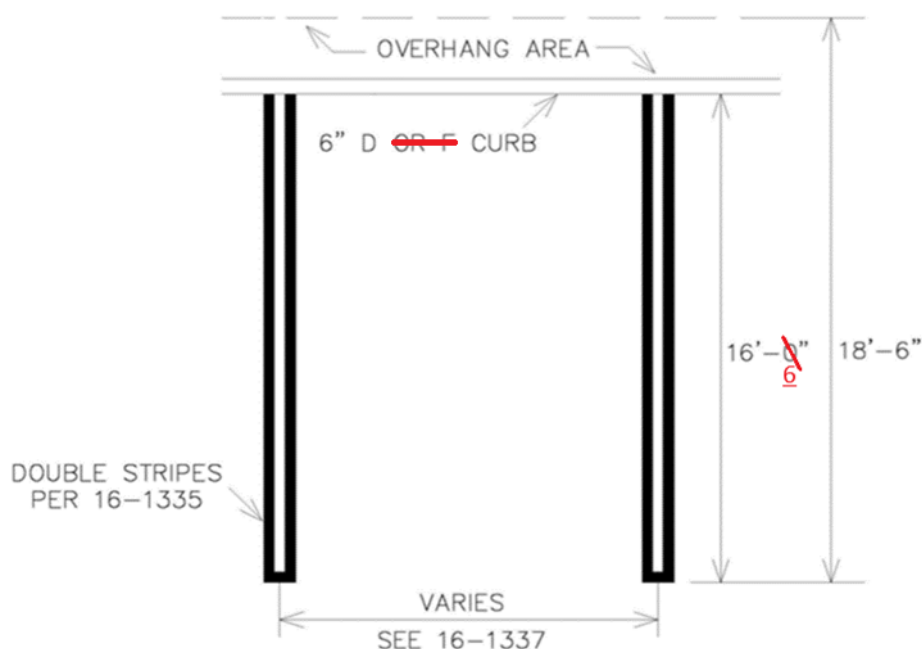
- a. Traffic control signs and other pavement markings shall be used as necessary to ensure safe and efficient traffic operation of parking and loading areas. Such signing and marking shall conform with the Manual on Uniform Traffic Control Devices (MUTCD), city sign regulations, ~~and all regulations from all applicable entities-city codes and regulations.~~

(18) *Curbs and wheel-stops.*

- a. Landscaping and landscaped areas, including intermediate and terminal islands, shall be protected from the encroachment of vehicles by a continuous raised Florida Department of Transportation (FDOT) Type "D" ~~or "F"~~ curb appropriate for the location as determined by the Development and Neighborhood Services planning and engineering department. Curbs separating landscaped areas from parking areas may use curb breaks or gaps to allow stormwater runoff to pass through them.

- b. In order to protect landscape ~~and sidewalk~~ areas from encroachment and to enhance the amount of pervious area in parking lots, each parking stall may be 16'-6" deep with an additional 2' overhang when abutting a landscape area. In such cases, the parking stall shall include a continuous raised FDOT Type "D" ~~or "F"~~ curb at the far end, with the near face of the curb set ~~16'-06"~~ into the stall. In lieu of asphalt, the resulting overhang area (2'-6" for a typical 18'-6" deep 90-degree parking stall per Table 16-1337(a)) shall be ~~concrete when abutting a sidewalk~~ or sod and groundcover when abutting a landscape area. The overhang area does not count toward the minimum required ~~sidewalk~~ or perimeter landscape buffer. (See Figure 16-1335(18))
- c. Alternative designs which address unusual situations but provide the same degree of landscape protection, enhanced pervious area, and pedestrian safety may be approved by the Development and Neighborhood Services ~~planning and engineering~~ department.
- d. Wheel-stops shall be properly anchored and shall be continuously maintained in good unbroken condition.

FIGURE 16-1335(18): CURBING

(19) *Striping of parking and loading spaces.*

- a. Every parking space, with the exception of those required for single-family dwelling and two-family dwelling driveways, and for parallel parking spaces, shall be marked with double, hairpin stripes on each side of the parking space. The width of the stripe shall be four (4) inches, the separation between the two (2) stripes shall be between twelve (12) and eighteen (18) inches and the separation shall be centered on the assumed dividing line between the parking spaces. The ends of the stripes at the driving aisle shall be connected by a curved (i.e.



- hairpin) or straight (i.e. perpendicular) four-inch stripe. Striping is required adjacent to curbing and shall be marked with a single four (4) inch stripe.
- b. Parallel parking spaces shall be marked with a single four (4) inch stripe, twenty-four (24) feet on center.
  - c. All stripes for handicapped spaces shall be blue. Striping adjacent to curbing shall be marked with a single width four (4) inch stripe.
  - d. Loading spaces shall be marked with a single four (4) inch stripe and shall be designated as a "loading area only" through proper signage and pavement markings.
  - e. Parking and loading striping may be paint or thermoplastic. Paint, especially on new asphalt, shall be applied in two (2) coats or as otherwise necessary to assure an opaque finish. Stop bars shall be thermoplastic.
- (20) *Shared parking.* In ~~the mixed-use development office and mixed-use development original section~~ commercial zoning districts, an applicant may request to use a shared parking option based on the following criteria. All requests for shared parking shall be incorporated into a separate parking analysis, and must be approved by the Development and Neighborhood Services department.
- a. Location: All uses included in a shared parking analysis must be located on the same property. The parking lot must be developed as though the uses onsite were a single unit.
  - b. Shared parking study: The shared parking analysis must establish that all approved uses onsite will use the shared parking spaces at different times of the day, week, month, or year. The analysis shall:
    1. Be based on the Urban Land Institute's methodology for determining shared parking or other method approved by the city traffic engineer.
    2. Address the size and type of activity, the composition of the tenants, the rate of vehicular turnover for shared parking spaces, and the anticipated peak parking and traffic loads.
    - ~~3. Provide for reduction of paved areas by more than fifty (50) percent of the combined parking for each allowed use.~~
    - 4.3. Provide for no reduction in the number of handicapped spaces.
    - 5.4. Provide a plan for increasing the number of parking spaces to accommodate all uses based on the standard parking ratios.
    - 6.5. The study shall be submitted and approved by the city traffic engineer prior to the application being submitted to the city.
  - c. Applicable findings. Shared parking may be approved by the City upon finding that:
    1. The shared parking spaces are in close proximity and readily accessible to the uses served thereby; and,
    2. The uses served thereby have different peak parking demands and operating hours; and,
    3. There will be a reduction in vehicle movements by the users of the shared parking spaces; and,
    4. The design of the parking area in terms of traffic circulation, vehicular and pedestrian access, stormwater management, landscaping, open space preservation and public safety will be improved.

~~e.d.~~ In the event that any of the shared parking uses are changed, or if there is a determination made by the city that the conditions of the original shared parking study have changed, the applicant will either:

1. Submit a revised parking study, or
2. Revise the site plan to reflect additional parking spaces based on the number of spaces needed for each use.

(21) *Bicycle parking.* Bicycle parking facilities shall be provided in a designated area and by a fixed or stationary bike rack for ~~shopping centers, restaurants, whether fast food or not, convenience stores, government offices, commercial~~ non-residential uses, and ~~residential recreation facilities, residential units without an accompanying individual dedicated enclosed garage,~~ and/or any use which the city determines generates a demand for bicycle parking and shall be provided at a ratio of one (1) bicycle parking space for every twenty (20) parking spaces, but in no case shall be less than a minimum of five (5) bicycle spaces ~~and no more than fifty (50) bicycle spaces~~. Bicycle racks shall be located near building entries and distributed across multiple entries or buildings if present.

- a. Bicycle Racks placed on private property to meet the minimum requirements for bicycle parking shall follow the form identified as a Typical Bicycle Rack in FIGURE 16-1335(21) Typical Bicycle Racks: unless a variation is approved by the Development and Neighborhood Services department. Variations from a Typical Bicycle Rack may be approved if the rack meets all of the following requirements:
  - i. Supports bicycle by making two points of contact with the bicycle, preventing it from falling over;
  - ii. Provides adequate theft protection and security; and
  - iii. Allows two bicycles to be parked per rack.
- b. Bicycle parking shall be placed in a manner to avoid conflicts between vehicles, buildings, landscaping, and pedestrian clear zones or sidewalks.

**FIGURE 16-1335(21): Typical Bicycle Racks**



(22) Commercial Business or Service Vehicles.

- a. Commercial vehicles, excluding all towed trailers regardless of size and weight, may be parked in commercial zoning districts and mixed-use zoning districts developed with a nonresidential use in designated parking spaces on the same property as an associated business with an active Business Tax Receipt. Commercial vehicle parking shall be depicted on an approved Site and Development Plan or if not depicted on the approved Site and Development Plan then a Major Site and Development Plan Amendment would be required. Commercial vehicle parking shall not exceed fifteen (15) percent of required parking on-site.
- b. Location.
  - i. The applicant must demonstrate that off street parking in front of the business accommodates both customer and employee parking and provide a parking plan on the Site and Development Plan that designates the specific areas for the parking of commercial vehicles as well as the parking for employees.
  - ii. Commercial vehicles must not restrict or interfere with the ingress or egress of the abutting property owner or tenant; constitute a hazard to traffic, life, or property; obstruct adequate access by fire, medic, police or sanitation vehicles; encroach on sidewalks, Americans with Disabilities Act (ADA) accessible parking spaces and/or accessible ramps; park on unimproved surfaces (e.g., dirt, sand, vacant lot, etc.); or park in any driveway aisles, "no parking" zones, or loading areas.
- c. Screening. The commercial vehicle parking shall be effectively screened from all public rights-of-way behind a structure, recognizing that occasional visibility may occur.
- d. Registration. The commercial vehicles cannot be inoperative, wrecked, junked, partially dismantled, or abandoned, and must be licensed and registered as required by state law.
- e. Size. The commercial vehicle must be of a size that allows it to park within designated standard parking spaces safely, without creating or becoming a public nuisance.

**Sec. 16-1336. Parking and loading requirements.**

The minimum number of parking and loading spaces shall be determined by the following tables. For mixed uses or single uses with two (2) or more integrated uses, each use shall provide its proportional share of the required parking.

TABLE 16-1336(a); PARKING SPACES; RESIDENTIAL USES			
Residential Unit Type	Number of Bedrooms	Minimum Parking Requirements	Loading
All, unless otherwise listed below	Efficiency, 1- or 2-bedrooms	2 spaces per unit including garage or carport	N/A
	3 or more bedrooms	3 spaces per unit including garage or carport	N/A
Supplemental requirements		a. An additional ½ space per dwelling unit for guest parking	N/A
		b. Community pool, 1 space per 50 sq. ft. of water area	
		c. Community clubhouse, 1 space per 200 sq. ft. of GFA	
Adult congregate living facilities:			
Life care retirement facility	2 spaces per dwelling unit		A
Adult congregate living facility	1 space per dwelling unit & 1 space per 1,000 sq. ft. GFA of central facilities		
Extended care facility	1 space per 4 patient beds, & 1 space per 1,000 sq. ft. GFA of central facilities		
Rooming/boardng house	1 space per bedroom, & 2 spaces for operator or owner		A

Deletions are marked with a ~~strike through~~, and additions are marked with an underline.

TABLE 16-1336(b): PARKING SPACES; NON-RESIDENTIAL USES		
Use	Minimum Parking Requirements	Loading
Adult entertainment	1 space per 30 sq. ft. of GFA	A
Assembly/auditorium	1 space per 3 <del>fixed</del> seats, or 1 space per 25 sq. ft. of GFA within main-assembly areas of assembly, whichever results in <u>a higher number of required parking spaces.</u>	N/A
Automotive repair, minor	1 space per 200 sq. ft. of GFA	A
Bakeries/confectioneries, retail	1 space per 200 sq. ft. of GFA	B
Bank & financial institutes with or without drive-thru facilities	1 space per 200 sq. ft. of GFA	N/A
Bicycle sales, including rental & repairs	1 space per 200 sq. ft. of GFA	B
Botanical garden	1 space per 1,000 sq. ft. of lot area used for storage, display, or sales	N/A
Broadcasting studios & communications activities	1 space per 200 sq. ft. of GFA	N/A
Building supply outlet, retail	1 space per 200 sq. ft. of GFA	B
Business offices & services	1 space per 200 sq. ft. of GFA	B
Car wash facility, stand alone	1 space per 200 sq. ft. of GFA devoted to offices, display area, customer waiting areas, break room and restrooms, plus 1 space per 1,000 sq. ft. of GFA devoted to other areas within enclosed building. In addition, 2 spaces per service/detail lane; spaces provided to serve self-service vacuum stations may be utilized to satisfy the minimum parking requirement detailed herein	B
Childcare center/preschool	1 space per 200 sq. ft. of GFA & 2 drop-off zone spaces	N/A
Cocktail lounge/bar	1 space per 30 sq. ft. of GFA	C
Commercial tourist attraction	1 space per 200 sq. ft. of GFA	B
Convenience store	1 space per 200 sq. ft. of GFA with a minimum of 3 spaces	A
Department store, retail	1 space per 200 sq. ft. of GFA	B
Drive-in/fast food restaurant	1 space per 3 seats	C
Drugstore, retail	1 space per 200 sq. ft. of GFA	B
Financial insurance & real estate offices	1 space per 200 sq. ft. of GFA	N/A
Food market & supermarket, retail	1 space per 200 sq. ft. of GFA	B
Florist	1 space per 200 sq. ft. of GFA	B
Food services, including sit down & carry-out restaurants, delicatessens, ice cream parlors & similar uses	1 space per 80 sq. ft. of GFA	C
Full-service fuel station	1 space per 200 sq. ft. of GFA, with a minimum of 4 spaces excluding fueling spaces	A
Funeral home with or without cremation services	1 space per 4 seats in the chapel area, plus 1 space per 1,000 sq. ft. of GFA	C
Golf cart dealership	1 space per 200 sq. ft. of GFA devoted to offices, display area & customer waiting area, plus 1 space per 1,000 sq. ft. of GFA devoted to vehicle servicing & repair, body shop, parts storage	A

	and sales area and similar accessory uses. Such parking areas shall be reserved exclusively for personnel and customers	
Government services building	1 space per 200 sq. ft. of GFA	N/A
Hospital & full-service medical facility	2 spaces per patient bed	D
House of worship	<p>1 space per 3 <del>fixed</del> seats, or 1 space per 25 sq. ft. of GFA within main areas of assembly, whichever results in a higher number of required parking spaces <del>auditorium</del>. For permitted accessory uses not otherwise classified, parking shall be provided at a rate of 1 space per 200 sq. ft.</p> <p><u>Grass Parking:</u> Up to 50% of required house of worship parking, excluding handicapped spaces, may use grassed parking spaces constructed and maintained in accordance with § 16-1335(13).</p> <p><u>For additional uses not customarily associated with the house of worship, such as child or adult day care, office, school, etcetera —the required parking for these uses must be provided in accordance with the applicable parking regulations.</u></p>	N/A
Indoor flea market	1 space per 200 sq. ft. of GFA	B
Indoor movie theater or amphitheater	<p>a. Freestanding theaters, auditoriums, places of assembly: 1 space per 3 seats</p> <p>b. Theaters (which are not multiplexed), auditoriums, and places of assembly which are included as a component of an existing shopping center which is not a planned commercial development: 1 space per 3 seats</p> <p>c. Multiplex theaters included as a component of an existing commercial shopping center which is not a planned commercial development: 1 space per 4 seats</p>	C
Indoor recreational amusement	1 space per 200 sq. ft. of FA	C
Kennels or stables	1 space per 300 sq. ft. of GFA	N/A
Laboratories	1 space per 200 sq. ft. of GFA	C
Libraries	1 space per 300 sq. ft. of GFA	C
Medical/dental offices & clinics	1 space per 200 sq. ft. of GFA	C
Mini warehouses	See § 16-499(9) for parking and loading requirements	
Motels & hotels	1½ spaces per guest room, plus 2 spaces for registration office. Floor area devoted to restaurants, lounges and similar ancillary uses shall have parking provided in accordance with parking requirements for each use, as calculated separately. 2 drop-off zone spaces shall also be provided	E
Motor vehicle dealership	1 space per 200 sq. ft. of GFA devoted to offices, display area and customer waiting areas, plus 1 space per 1,000 sq. ft. of GFA devoted to vehicle servicing and repair, body shop, parts storage and sales area and similar accessory uses. Such parking shall be reserved exclusively for personnel and customers	B
Newsstand, retail	1 space per 200 sq. ft. of GFA	B
Nursery, wholesale & retail	1 space per 1,000 sq. ft. of lot area devoted to storage, displays or sales	A
Nursing/convalescent facility	1 space per 3 patient beds	D

Outdoor recreational amusements (miniature golf, garden golf, pitch and putt, tennis facility, driving ranges, & batting cages)	a. Tennis court facilities: 4 spaces per court plus 1 space per 200 sq. ft. of building area b. Miniature golf garden golf and pitch and putt facilities: 1½ spaces per hole plus 1 space per 200 sq. ft. of building area c. Driving ranges: 2 spaces per driving tee plus 1 space per 200 sq. ft. of building area d. Other outdoor recreational uses not set forth in this subsection shall be determined by reasonably applying the requirements stated in Art. VIII to the intended use	N/A
Package liquors, retail	1 space per 200 sq. ft. of GFA	B
Parks/recreation areas, public	1 space per 20,000 sq. ft. of GLA used as park with a minimum of 15 spaces. In addition, if a recreation or multipurpose building is provided, 1 space per 1,000 sq. ft. of GFA	N/A
Planned office park	Minimum number of spaces shall be provided in conformance with professional and office services below	B
Private club	1 space per 50 sq. ft. of GFA. Up to 50% of required parking, excluding handicapped spaces, may use grassed parking spaces constructed and maintained in accordance with § 16-1335(13)	C
Professional office & services	1 space per 200 sq. ft. of GFA	B
Retail establishments manufacturing goods for sale only at retail on the premises	1 space per 200 sq. ft. of GFA	B
Retail outlets including bookstores, card & gifts, hardware, arts & crafts, toys, electronic, jewelry, clothing, shoes, cameras & supplies, sporting goods, leather goods & luggage, record & videotape, musical instruments, home furnishing & appliances, office equipment supplies, pets, auto parts, antiques & similar stores	1 space per 200 sq. ft. of GFA	B
Schools, public and private: In addition to vehicle parking, adequate queuing area shall be provided for student drop-off and pickup so that traffic on adjacent streets is not impacted.		
Elementary and middle	1 space per classroom and other rooms utilized by students, & 1 space per 200 sq. ft. of GFA of office use	C
High school	5 spaces per classroom and other rooms utilized by students, & 1 space per 200 sq. ft. of GFA of office use	
Service establishments including barber & beauty shops, gyms and fitness centers, shoe repair, laundromats, & dry cleaning pick up stations	1 space per 200 sq. ft. of GFA	A
Service establishments for repair of small items including apparel, small business machines & similar uses	1 space per 200 sq. ft. of GFA	A

Service establishments (interior decorator, letter & printing establishments, & similar uses)	1 space per 200 sq. ft. of GFA	C
Shopping center with site plans approved on or before January 1, 1994	1 space per 200 sq. ft. of GFA	B
Tire store	1 space per 200 sq. ft. of GFA	B
Travel agency	1 space per 200 sq. ft. of GFA	N/A
Utility and Communication service, public & private	1 space per 200 sq. ft. of occupied GFA with a minimum of 1 space	B
Variety store, retail	1 space per 200 sq. ft. of GFA	B
Veterinary hospital	1 space per 200 sq. ft. of GFA	N/A
Vocational, trade or business school	1 space per 100 sq. ft. of GFA	C
Warehouse or storage, wholesale	1 space per 2,000 sq. ft. of GFA	B

TABLE 16-1336(c): LOADING SPACE REQUIREMENTS		
A	1 space	
B	Gross floor area (square feet)	Number of loading spaces
	6,000—24,999	1
	25,000—99,999	2
	100,000—171,999	3
	172,000—243,999	4
	244,000—315,999	5
C	1 space for the first 10,000 sq. ft. of gross floor area, plus 1 space per each additional 100,000 sq. ft. of floor area	
D	1 space per 50 patient beds	
E	If restaurant is provided within motel or hotel, loading spaces required in accordance with restaurant use	

Notes:

- 1. GFA, Gross Floor Area
- 2. GLA, Gross Land Area

**Sec. 16-1337. Parking and loading space dimensions.**

The minimum size of any parking and loading space shall be in accord with the following Tables 16-1337(a), 16-1337(b), and Figure 16-1337:

TABLE 16-1337(a): PARKING DIMENSIONS								
Parking Angle A	Stall Width <sup>2</sup> B	Stall Depth C	Aisle Width D	Curb Length E	Wall to Wall Width F	Interlock to Interlock Width G	Stall Depth to Interlock H	Land Use <sup>1</sup>
45	9'0"	17'6"	12'0"	<del>12'6"</del>	47'0"	44'0"	15'6"	general and residential <sup>5</sup>
	<u>9'6"</u>	<u>17'6"</u>	<u>12'0"</u>	<u>13'6"</u>	47'0"	44'0"	15'6"	Retail

Deletions are marked with a ~~strike through~~, and additions are marked with an underline.

	10'0"	17'6"	12'0"	14'0"	47'0"	44'0"	15'6"	unspecified <sup>4</sup>
	12'0"	17'6"	12'0"	17'0"	47'0"	44'0"	15'6"	handicapped
60	9'0"	19'0"	16'0"	10'6"	55'0"	52'0"	17'6"	general <del>_____</del> and residential <sup>5</sup>
	9'6"	19'0"	15'0"	11'0"	54'0"	51'0"	17'6"	retail
	10'0"	19'0"	14'0"	11'6"	53'0"	50'0"	17'6"	unspecified <sup>4</sup>
	12'0"	19'0"	14'0"	14'0"	53'0"	50'0"	17'6"	handicapped
70	9'0"	19'6"	19'0"	9'6"	58'0"	56'0"	18'6"	general <del>_____</del> and residential <sup>5</sup>
	9'6"	19'6"	18'0"	10'0"	57'0"	55'0"	18'6"	retail
	10'0"	19'6"	17'0"	10'6"	56'0"	54'0"	18'6"	unspecified <sup>4</sup>
	12'0"	19'6"	17'0"	12'6"	56'0"	54'0"	18'6"	handicapped
75	9'0"	19'6"	23'0"	9'6"	62'0"	60'0"	18'6"	general <del>_____</del> and residential <sup>5</sup>
	9'6"	19'6"	22'0"	10'0"	61'0"	59'0"	18'6"	retail
	10'0"	19'6"	21'0"	10'6"	60'0"	58'0"	18'6"	unspecified <sup>4</sup>
	12'0"	19'6"	21'0"	12'6"	60'0"	58'0"	18'6"	handicapped
80	9'0"	19'6"	24'0"	9'0"	63'0"	62'0"	19'0"	general <del>_____</del> and residential <sup>5</sup>
	9'6"	19'6"	23'0"	9'6"	62'0"	61'0"	19'0"	retail
	10'0"	19'6"	22'0"	10'0"	61'0"	60'0"	19'0"	unspecified <sup>4</sup>
	12'0"	19'6"	22'0"	12'0"	61'0"	60'0"	19'0"	handicapped
90	9'0"	18'6"	24'6'0"	9'0"	63'0"	63'0"	18'6"	general <del>_____</del> and residential <sup>5</sup>
	9'6"	18'6"	25'0"	9'6"	62'0"	62'0"	18'6"	retail
	10'0"	18'6"	24'0"	10'0"	61'0"	61'0"	18'6"	unspecified <sup>4</sup>
	12'0"	18'6"	24'0"	12'0"	61'0"	61'0"	18'6"	handicapped

Type	Width	Depth
Parallel parking spaces	10'	24'
Compact parking spaces <sup>1 2</sup>	8'6"	16'
Designated <del>loading</del> spaces <sup>2 3</sup>	15'	35'

Notes:

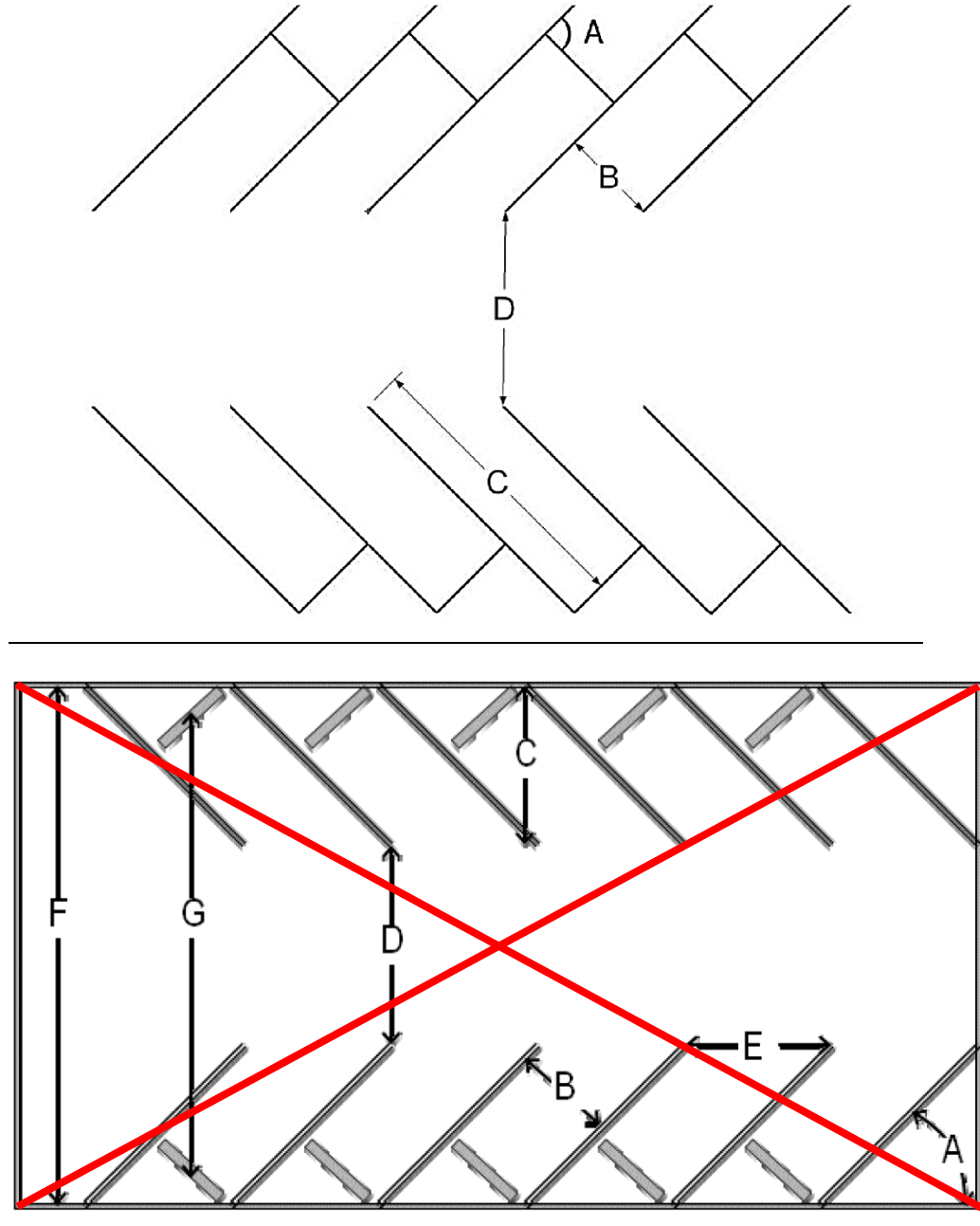
1. The term "general" land use shall apply to all commercial uses, except retail and fast-food restaurants, and to residential uses with shared parking areas.
1. ~~2.~~ Compact spaces only are allowed where permitted by this Code. Each space shall be clearly marked through the use of signage and pavement markings that the space is for compact vehicles only.
2. ~~3.~~ The minimum width of any designated loading space may be reduced to twelve (12) feet as long as the loading area provided is a minimum of 525 square feet. Additional loading spaces contiguous to and not separated from the first loading space may be a minimum of twelve (12) feet in width. An area equal to the width and length of the loading space shall be provided for vehicular maneuvering directly behind the loading space it is intended to serve.
3. ~~4.~~ The ten (10) foot wide parking space is optional for any development. A minimum twelve (12) foot wide stall width is required for parking spaces for the disabled.
4. ~~5.~~ A minimum twelve (12) feet in net width of parking space clear of obstructions is required for any single vehicle garage and a minimum nineteen (19) feet in net width of parking space clear of



obstructions is required for any two (2) vehicle garage. A minimum nineteen (19) feet in net depth of parking space clear of obstructions is required for all vehicle garages.

~~5. 6.~~ Bicycle parking shall be provided for development in accordance with section 16-1335(21).

**FIGURE 16-1337: PARKING DIMENSIONS**



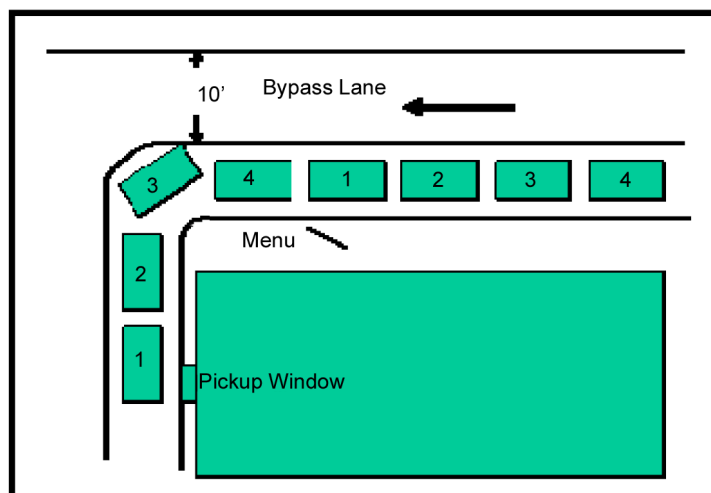
**Sec. 16-1338. Queuing requirements.**

Requirements for drive-thru establishments are as follows:

- (1) Each queuing lane must be clearly designed and constructed so as not to conflict or interfere with ingress or egress from the site or with other traffic using the site. A queuing lane shall not share circulation with an access aisle.
- (2) Bypass lanes shall be provided as follows:
  - a. Drive thru uses, excluding automated stand-alone car wash facilities, shall provide a continuous bypass lane with a minimum width of ten (10) feet, allowing vehicles to navigate around the drive-through facility without entering the drive-through lane, as illustrated in Figure 16-1338. The bypass lane may share space with a drive aisle.
  - b. Automated stand-alone car wash facilities shall provide a point of bypass with a minimum width of ten (10) feet between the pay station and automated car wash tunnel.
- (3) Each queuing space shall be a minimum of ten (10) feet in width and twenty (20) feet in depth.
- (4) The minimum number of queuing spaces, including the vehicle being served, shall be provided in accordance with Table 16-1338 and Figure 16-1338.

TABLE 16-1338: QUEUING REQUIREMENTS	
Use	Minimum Number of Queuing Spaces Required
Bank/financial institution	
1—5 teller lanes	5 per lane
6 or more teller lanes	3 per lane
Drive-thru restaurant (see Figure 16-1338 below)	
Before menu board	4
Between menu board and pickup window	4
Car wash	4
Oil change facility and retail commercial	4
Pharmacy	4
Gasoline pump at convenience store/service station	20 feet of queuing from each end of pump island

**FIGURE 16-1338: DRIVE-THRU QUEUING**



- (5) If the Development and Neighborhood Services ~~planning and engineering~~ department should determine, based upon the proposed traffic generation of a particular site, site design, or site

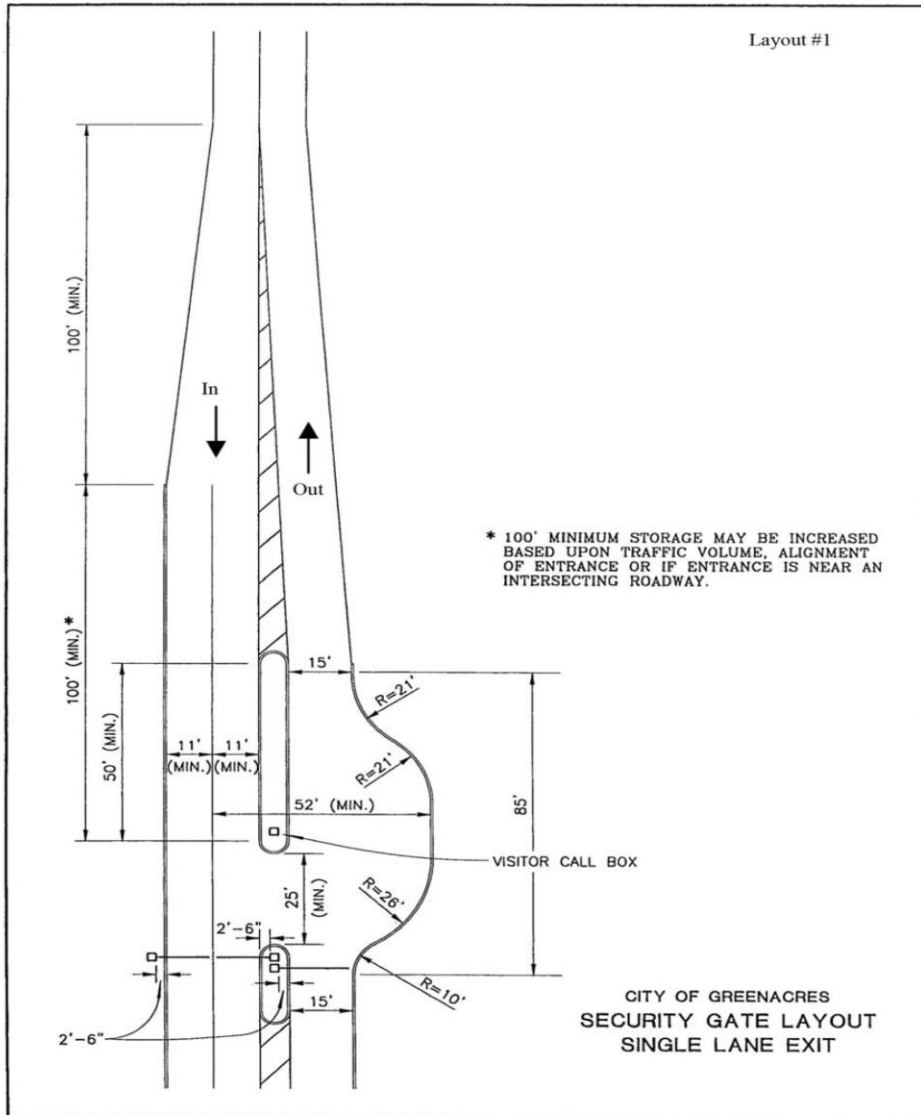
location that additional queuing spaces are necessary, such additional spaces shall be provided in accordance with this code.

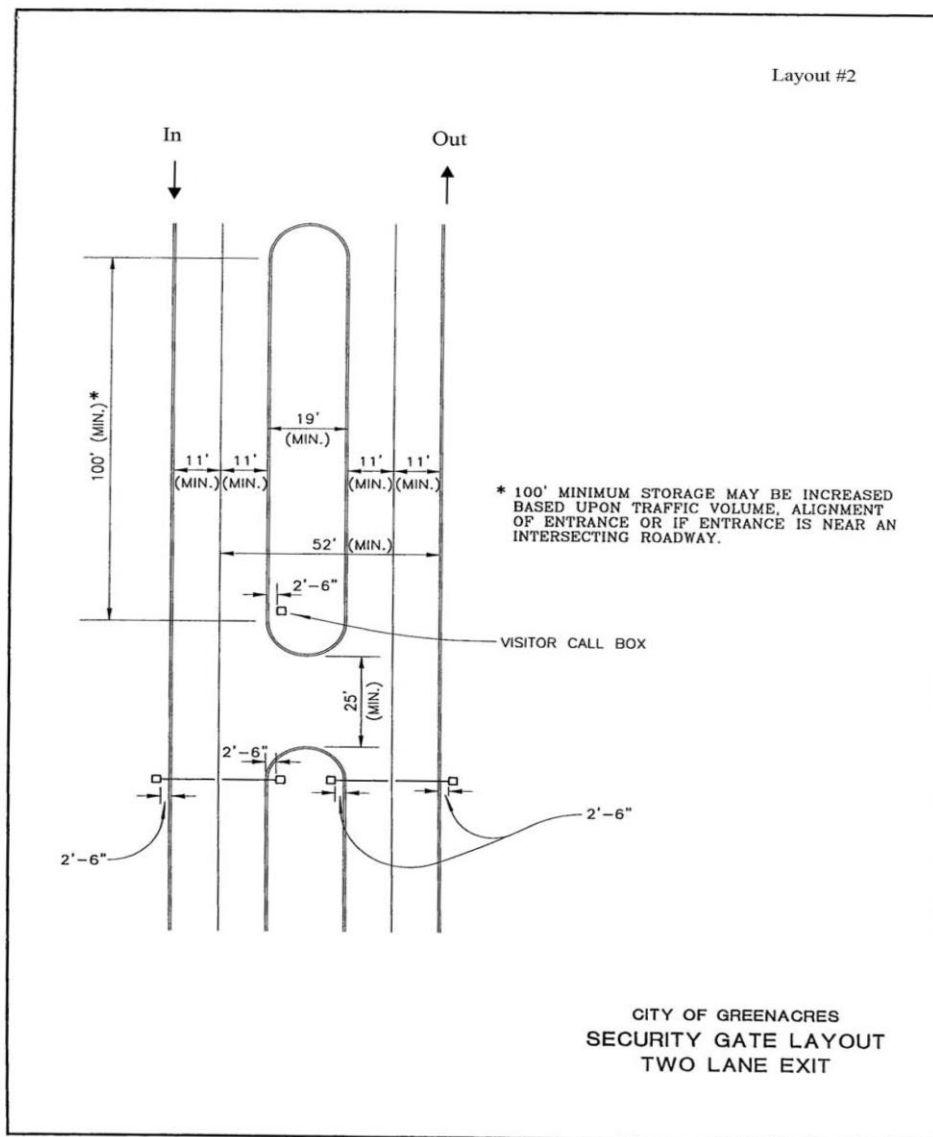
- (6) If the Development and Neighborhood Services ~~planning and engineering~~ department should determine, based upon the proposed traffic generation of a particular site, site design, or site location that a reduction in the number of queuing spaces would not adversely affect traffic circulation, or create a traffic hazard, the number of spaces may be reduced accordingly.

### **Sec. 16-1339. Vehicular ingress and egress requirements.**

- (1) Entrances and exits connecting parking areas with public streets shall be located in such a manner as to limit any interference with the traffic flow on any adjacent street and adequately serve the site. The number, location, and size of all entrances and exits shall be provided in accordance with these provisions, the recommendations of the appropriate city officials including the city engineer, and all regulations from the applicable entities ~~city codes and regulations~~.
- (2) The minimum width of any accessway shall be fifteen (15) feet for one-way traffic flow and twenty-five (25) feet for two-way traffic flow.
- (3) New entry gates installed in the city, whether for new developments or as a retrofit in existing developments, shall comply with the following requirements:
  - a. At a minimum, the entry gate area shall provide adequate turnaround space as depicted in both Layouts 1 and 2, Figure 16-1339(3)(a) and Figure 16-1339(3)(b), respectively.
  - b. The attached drawings do not depict medians or other separators between the inbound traffic lanes. If such separators exist or are proposed, one (1) of the inbound lanes shall be a minimum of twenty (20) feet wide and shall have an unobstructed vertical clearance of not less than fourteen (14) feet to provide adequate entry for emergency vehicles.
  - c. An entry gate configuration different from that depicted in Layouts 1 or 2, Figure 16-1339(3)(a) and Figure 16-1339(3)(b), respectively, may be allowed if it provides equivalent maneuvering and safety and has been approved by the city's traffic engineering consultant. This includes the use of gates that open automatically using a pavement loop or other sensor and do not require any action by the driver to achieve entry.
  - d. A Knox key switch keyed to the City of Greenacres system shall be provided on the driver's side of the widest inbound lane. This switch shall activate the gates to provide the widest opening possible. If double gates block the inbound lane, it shall open both gates. If gates are in series, it shall open all gates in the series to provide rapid access.

**FIGURE 16-1339(3)(a): SECURITY GATE SINGLE LANE LAYOUT**



**FIGURE 16-1339(3)(b): SECURITY GATE TWO LANE LAYOUT****Sec. 16-1341. Enforcement and penalty.**

- (1) It shall be unlawful for an owner, operator, or tenant of any building, structure or use to discontinue, change, limit the use of, or dispense with required parking or loading spaces for any building, structure or use in business or operation at the time of said discontinuance or reduction of parking or loading spaces without providing alternative parking facilities which meet the requirements of this article and which are approved by the city. It shall be unlawful for any person, firm or corporation to utilize such building, structure or use without providing the off-street parking or loading spaces to meet the requirements and be in compliance with this article.
- (2) It shall be unlawful for an owner, operator or tenant of a building, structure or use to change, alter, or remove any required landscaping or landscaped area in order to obtain additional area for parking or loading facilities without the approval of the city.

- (3) All parking and loading area projects requiring official action shall require that the owner (or authorized agent) notify the city to perform a final inspection of the project. The city shall inspect all parking and loading areas to determine if the provisions and requirements of this section and all other applicable codes have been met.

**Secs. 16-1341—16-1355. Reserved.**

### **Section 5. Repeal of Conflicting Ordinances**

All other ordinances or parts thereof or parts of the Code conflicting or inconsistent with this ordinance are hereby cancelled, repealed or revised to be consistent with provisions and elements of this Ordinance.

### **Section 6. Severability**

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

### **Section 7. Inclusion in Code**

It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be

changed to “Section”, “Article” or another word.

**Section 8. Effective Date**

The provisions of this Ordinance shall become effective upon adoption.

Passed on the first reading this 18th day of November 2024.

PASSED AND ADOPTED on the second reading this 16th day of December 2024.

\_\_\_\_\_  
**Chuck Shaw**, Mayor

\_\_\_\_\_  
*Voted:*  
**Judith Dugo**, Deputy Mayor

**Attest:**

\_\_\_\_\_  
**Quintella Moorer**, City Clerk

\_\_\_\_\_  
*Voted:*  
**John Tharp**, Council Member, *District I*

\_\_\_\_\_  
*Voted:*  
**Peter Noble**, Council Member, *District II*

\_\_\_\_\_  
*Voted:*  
**Susy Diaz**, Council Member, *District IV*

\_\_\_\_\_  
*Voted:*  
**Paula Bousquet**, Council Member, *District V*

**Approved as to Form and Legal Sufficiency:**

\_\_\_\_\_  
**Glen J. Torcivia**, City Attorney