

Sec. 113-157. - Number of parking spaces required.

- (a) *Requirements in matrix.* The matrix in subsection (d) of this section specifies the required minimum number of off-street automobile parking spaces, the percentage of automobile spaces that must be allotted for compact vehicles, and, in the notes, any special requirements that may apply.
- (b) *Uses not specifically listed in matrix.* The number of parking spaces required for uses not specifically listed in the matrix shall be determined by the city. The city shall consider requirements for similar uses and appropriate traffic engineering and planning data, and shall establish a minimum number of parking spaces based upon the principles of this subpart.
- (c) *Treatment of mixed uses.* Where a combination of uses is developed, parking shall be provided for each of the uses as prescribed by the matrix, unless a reduction is granted pursuant to section 113-159.
- (d) *Matrix.*

OFF-STREET PARKING REQUIREMENTS

Use	Minimum Off-Street Parking Requirements
<i>Residential</i>	
Single-family, mobile home, adult congregate living facility (group home), roominghouse/bed and breakfast, guest cottage	1, 2, or 3 bedroom units/2 spaces per unit4 or 5 bedroom units/3 spaces per unit6 or more bedroom units/4 spaces per unit
Cluster/multifamily development	Studio units/1 space per unit1 bedroom units/1.5 spaces per unit2 or more bedrooms units/2 spaces per unit, plus 1 visitor spaceThe following uses shall have a minimum of two spaces, plus meet the requirements of this section.
<i>Offices</i>	
Professional offices	1 space/250 square feet of gross floor area
Professional services	1 space/250 square feet of gross floor area
Business offices	1 space/250 square feet of gross floor area
Bank	1 space/250 square feet of gross floor area
Medical clinic/hospital	1 space/180 square feet of gross floor area
Office park	1 space/250 square feet of gross floor area
Government offices	1 space/200 square feet of gross floor areaRetail/sales/service
Personal services	1 space/250 square feet of gross floor area
Day care center	1 space/staff member, plus 1 space/5 children or 1 space/10 children, if adequate drop-off facilities are provided
Beauty/barber	2 spaces per barber chair or each beautician station
Drug stores/supermarkets	1 space/250 square feet of gross floor area
Grocery stores/supermarkets	1 space/250 square feet of gross floor area
Restaurants with or without drive-up facilities	1 space for 65 square feet of dining area
Funeral home	1 space/250 square feet of gross floor area
Service stations (no repair)	1 space/200 square feet of gross floor area
Specialty shops	1 space/250 square feet of gross floor area
Service business	1 space/250 square feet of gross floor area
Retail sales (no outdoor storage)	1 space/250 square feet of gross floor area
Department stores	1 space/250 square feet of gross floor area
Theaters (not drive-in)	Single-screen: 1 space/2 seats, plus 5 spaces for employees Multi-screen: 1 space/3 seats, plus 5 spaces for employees
<i>Commercial</i>	
Convenience stores	1 space/250 square feet of gross floor area
Dry cleaners, Laundromat	1 space/250 square feet of gross floor area
Equipment rental	1 space/250 square feet of gross floor area
Veterinarian	1 space/180 square feet of gross floor area
Motel/hotel	1 space per unit
Shopping center	1 space/250 square feet of gross floor area
<i>Educational, Cultural, Religious Uses</i>	
Churches, synagogues, temples, etc.	1 space/3 seats within the main auditorium or, if there are not fixed seats, 1 space/35 square feet of gross floor area within the main auditorium
Libraries, art museums, galleries, etc.	1 space/35 square feet of gross floor area
Social, fraternal clubs, lodges	1 space/35 square feet of gross floor area
Auditoriums	1 space/3 seats within the auditorium
<i>Recreation, Amusement, Entertainment</i>	
Bowling alleys, billiard halls, pool parlors	4 spaces/alley, plus 2 spaces/billiard table, plus required parking for other uses on the site
Arcades, dance studios, and martial arts studios	1 space/200 square feet of gross floor area
Health clubs, exercise facilities	1 space/150 square feet of gross floor area
Tennis, handball, and racquetball facilities	2 spaces/court
Skating rinks	1 space/250 square feet of gross floor area
Driving range (golf)	1 space/tee
Golf course (regulation)	6 spaces/hole, plus required parking for any other uses on the site
Miniature golf	3 spaces/hole, plus required parking for any other uses on the site
<i>Motor Vehicle—Related Sales and Service</i>	
Gas sales and service	2 spaces, plus 4 for each service bay
Car wash	2.5 spaces/washing stall
Vehicle sales, rental repair and service operations	1 space/400 square feet of enclosed gross floor area, plus 2 spaces for each service bay, plus 1 space/15 percent of outdoor display area
<i>Miscellaneous Facilities</i>	
Post office	1 space/250 square feet of gross floor area.
<i>Industrial</i>	
Industrial and manufacturing uses	1 space/5,000 square feet of gross floor area and 1 space/250 square feet of office space and associated uses

(e) *Special parking spaces.*

- (1) Any parking area to be used by the general public shall provide suitable, marked parking spaces for persons with disabilities. The number, design, and location of these spaces shall be consistent with the requirements of F.S. § 553.5041 or succeeding provisions. No parking space required for persons with disabilities shall be counted as a parking space in determining compliance with subsection (a) of this section, but optional spaces for persons with disabilities shall be counted. All spaces for persons with disabilities shall be paved.
- (2) A portion of the parking spaces required by this subpart may be designated as exclusively for motorcycle parking if the following conditions are met:
 - a. The development services department recommends that the spaces be so designated, based upon projected demand for them and lessened demand for automobile spaces.
 - b. The planning and zoning board approves the recommendation and the designated spaces are shown on the site plan.
 - c. The designated spaces are paved as defined in section 101-5 and suitably marked.
 - d. The designation does not reduce the overall area devoted to parking so that, if the motorcycle spaces are converted to automobile spaces, the minimum requirements for automobile spaces will be met. The approval may later be withdrawn and the spaces returned to car spaces, if the building official finds that the purposes of this subpart would be better served thereby, based upon actual demand for

motorcycle and automobile parking.

- (f) *Reduction for mixed or joint use of parking spaces.* The planning and zoning board shall authorize a reduction in the total number of required parking spaces for two or more uses jointly providing off-street parking when their respective hours of need of maximum parking do not normally overlap. Reduction of parking requirements because of joint use shall be approved if the following conditions are met:
- (1) The developer submits sufficient data to demonstrate that hours of maximum demand for parking at the respective uses do not normally overlap.
 - (2) The developer submits a legal agreement approved by the city attorney guaranteeing the joint use of the off-street parking spaces as long as the uses requiring parking are in existence or until the required parking is provided elsewhere in accordance with the provisions of this subpart.
- (g) *Reduction for low percentage of leasable space.* The requirements of subsection (a) of this section assume an average percentage of gross leasable building to total gross building area (approximately 85 percent). If a use has a much lower percentage of leasable space because of cafeterias, athletic facilities, covered patios, multiple stairways and elevator shafts or atriums, or for other reasons, the planning and zoning board may reduce the parking requirements if the following conditions are met:
- (1) The developer submits a detailed floor plan describing how all of the floor area in the building will be used.
 - (2) The developer agrees in writing that the usage of the square footage identified as not leasable shall remain as identified, unless and until additional parking is provided to conform fully with this subpart.

(Code 2001, § 98-142; Ord. No. O-01-2000, § 6.03.02, 6-6-2000; Ord. No. O-08-2011, § 5, 12-6-2011)