

DIVISION 4. PARKING REQUIREMENTS

Sec. 34-980. Purpose and intent.

The regulations and requirements of this division are intended to minimize traffic congestion and facilitate vehicular and pedestrian safety by providing guidelines for the provision of off-street and on-street parking for all uses in all zoning districts of the town.

(Ord. No. 207, § 5.40.1, 8-8-1979; Ord. No. 485, 9-4-1996; Ord. No. 517, 12-1-1999)

Sec. 34-981. General requirements; off-street parking plan.

(a) *General requirements.*

- (1) All parking facilities which are required under this chapter shall be continued for as long as a use requiring parking is continued.
- (2) Any building or structure existing as of the date of the adoption of this chapter, may be renovated, altered or repaired without providing additional parking facilities if there is no increase in the number of dwelling units, square footage in nonresidential developments, or change in use which requires more parking than the existing use. Any additional number of dwelling units, square footage in nonresidential developments, or change in use which requires more parking than the existing use shall meet the requirements of this chapter.
- (3) A site plan drawn to scale showing parking shall be submitted to and reviewed by the planning and zoning board and approved by the town council before a permit is issued for the construction of or use of the building, structure, or facility being considered. This plan shall show the location, and accurately designate the number of required spaces, their size or sizes, access aisles, driveways, and their relation to the site plan. Landscaping of parking areas shall comply with the landscape requirements of article IV, division 7 of this chapter.
- (4) Parking facilities shall be maintained for as long as the use for which they are provided is continued.

(b) *Off-street parking plan.*

- (1) *Coordination.* The building size and parking plan shall be coordinated for the following uses: three or more attached single-family residential, multiple-family residential, and nonresidential including but not limited to commercial, institutional, governmental, and recreational. Coordinating the parking layout, number of spaces and size of structures shall consist of the following two planning steps:
 - a. *Step 1.* The minimum number of parking spaces shall be determined from the schedule of off-street parking required according to the intended use or uses and the corresponding number of spaces required. The minimum parking area shall then be determined by assuming each off-street parking space will occupy 200 square feet and the parking plan will meet required minimum aisles and backing space.
 - b. *Step 2.* Additional parking may be created by then reducing the size of the parking space according to the off-street parking standards set forth in subsection (b)(5) of this section (standard stall dimensions, compact stall dimensions, and disabled parking stall dimensions).

- (2) *Compact car spaces.* Compact car spaces shall be permitted only for office developments greater than 25,000 square feet in gross floor area, and the percentage of compact car spaces shall not exceed 15 percent of the total number of spaces provided. Furthermore:
- a. The location of compact car spaces shall be neither more nor less convenient than larger car spaces. Compact spaces shall be well-marked and quickly distinguished from standard spaces. Compact car spaces should not be sprinkled here and there in such a way that the individual parking the larger car is deceived by the size of any empty space, finding it too small for use.
 - b. Compact spaces shall be identified in one of two ways:
 1. By signs only; or
 2. By signs and color-coded stall lines. A line can be painted at the entry to the smaller stall. The line is to be parallel to the aisle and mark the point beyond which the car should not extend.
- (3) *Disabled parking and sign detail.* All parking regulations for persons with disabilities shall be governed by F.S. §§ 316.1957, 316.1958, 316.1959, and 553.501 et seq.
- (4) *Vehicular and pedestrian access.*
- a. Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to the public street area shall not exceed a maximum of 30 feet.
 - b. Nonresidential developments approved after the effective date of the ordinance from which this chapter is derived shall be required to provide an internal accessway and/or alleyway connecting the approved development with adjacent future nonresidential development, providing for vehicular (automobile and bicycle) and pedestrian traffic. Existing nonresidential developments adjacent to new nonresidential developments shall be encouraged to provide internal cross access. Such cross access shall be provided in a recordable instrument in a form acceptable to the town attorney. A nonresidential development adjacent to a residential development may be required to provide a vehicular and/or pedestrian accessway if the residential development desires such connection.
 - c. An efficient and safe pedestrian and vehicular (automobile and bicycle) traffic system shall be provided throughout the parking and other vehicular use areas.
 - d. The design, number and placement of such drives, accessways, and alleyways shall be subject to review by the planning and zoning board and approval by the town council, and, if applicable, county and state authorities having jurisdiction over such matters.
- (5) *Schedule of off-street parking requirements.*
- a. *Generally.* The schedule of off-street parking requirements is as follows. The town encourages the use of angled parking for its residents.

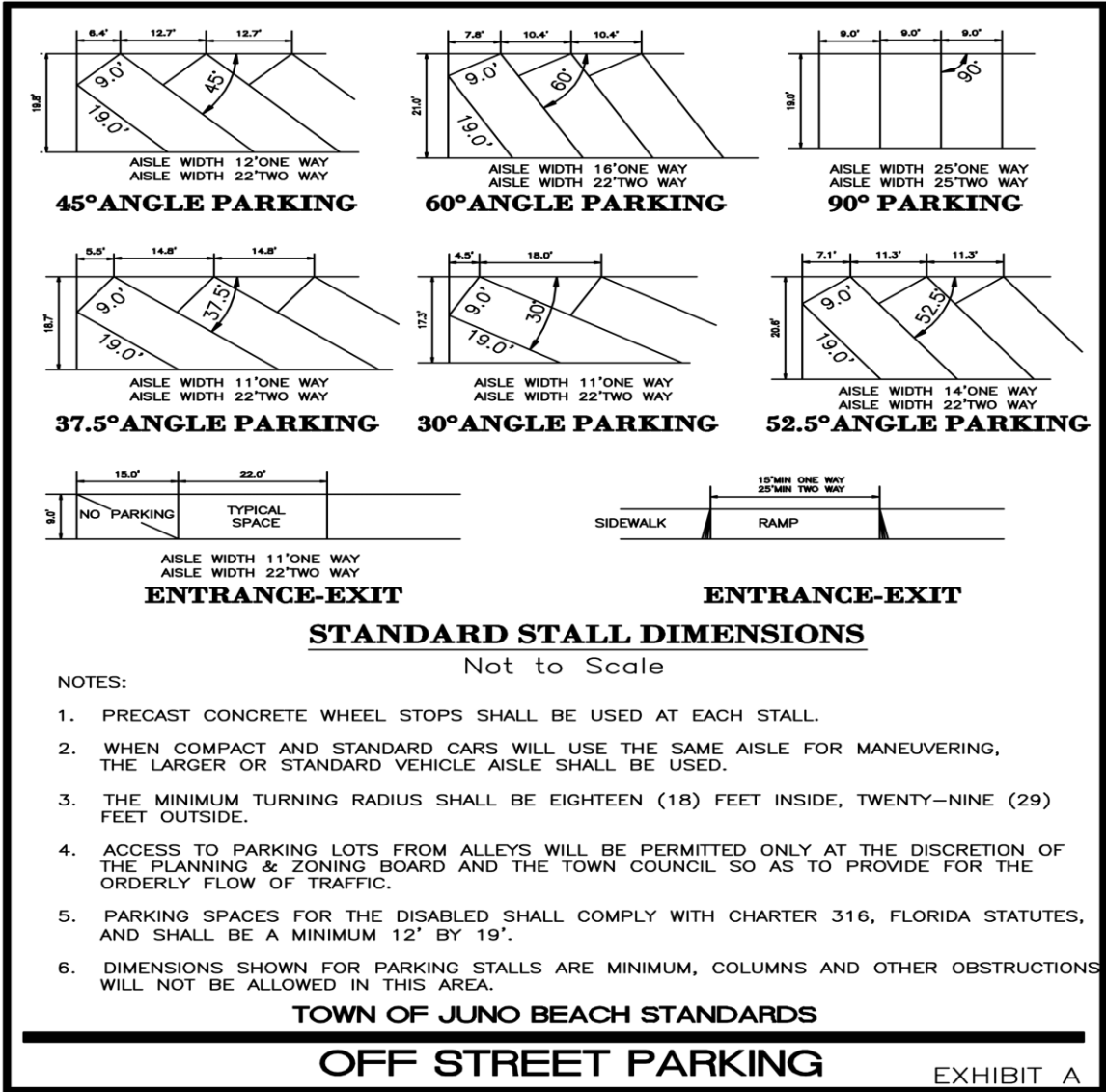
SCHEDULE OF OFF-STREET PARKING REQUIREMENTS
JUNO BEACH, FLORIDA

Use	Space Required Per Unit (unless otherwise specified in a particular zoning district)
Accessory apartment	1 space per dwelling unit if 750 sq. ft. or less; 2 spaces per dwelling unit if greater than 750 sq. ft.

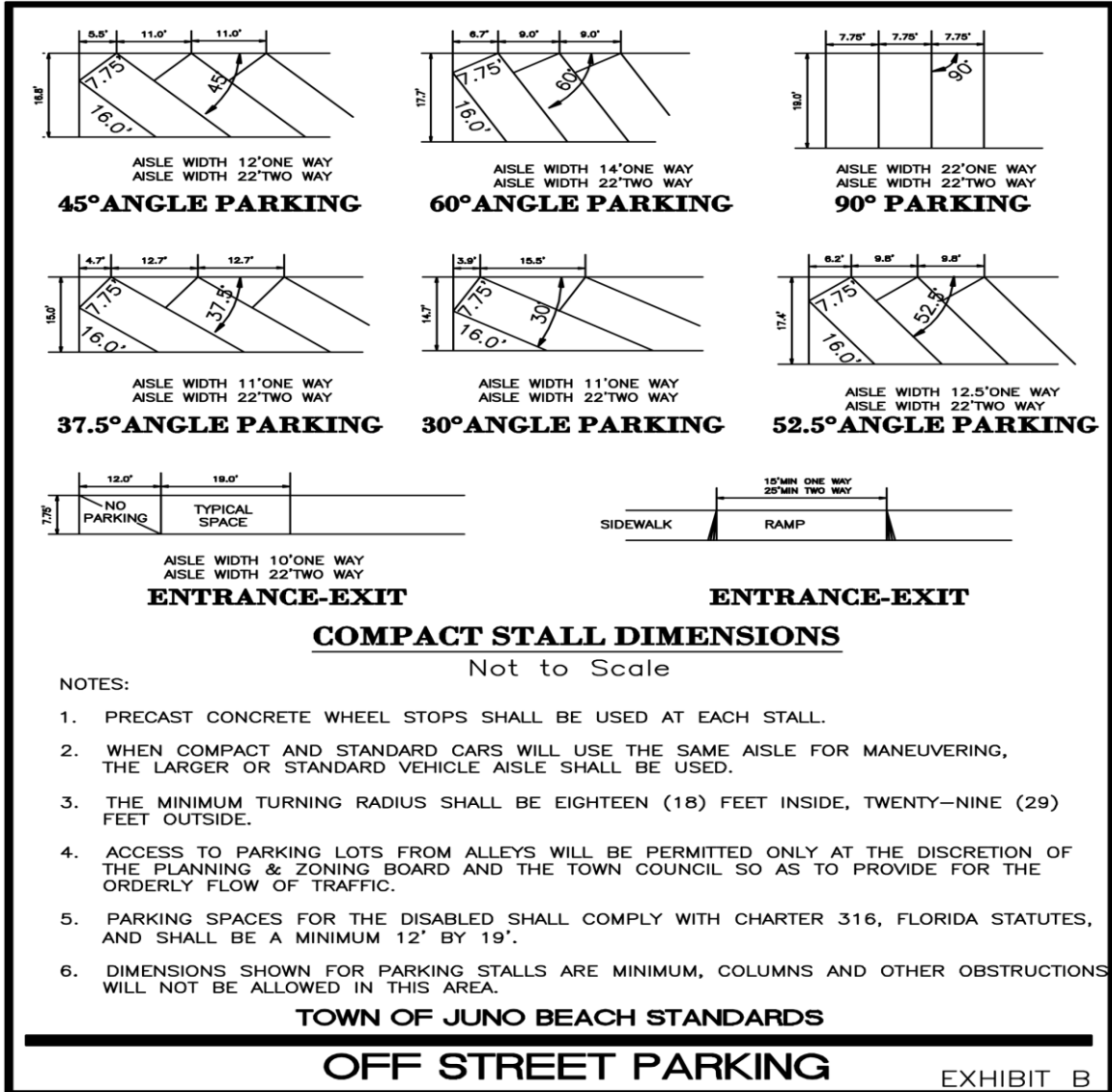
Single- and two-family dwellings and townhouses	2 spaces per dwelling unit. In addition, for developments with 3 or more attached units, one guest space shall be required for every 7 units.
Multiple-family dwelling	2 spaces per dwelling unit for the initial 20 units; 1.75 spaces for each from 21 through 50; 1.50 spaces for units 51 and more. In addition, one guest space shall be required for every 7 units.
Churches and other places of worship	1 space per three fixed seats (schools and gymnasiums calculated separately).
Beach, swimming, tennis, golf and yacht clubs	1 space per each 300 sq. ft. of clubhouse space plus 20 spaces for each swimming pool, 2 spaces for each tennis court, 2 spaces for each golf hole and one space for each boat slip.
Beauty shops, barbershops, medical and dental clinics and/or offices, outpatient substance abuse treatment providers, other personal services	1 parking space per 200 sq. feet of gross floor area.
Commercial retail establishments (excluding convenience stores)	1 parking space per 200 sq. ft. of gross floor area.
Convenience stores	1 space per 300 sq. ft. of gross floor area.
Trust companies	1 space per 300 sq. ft. of gross floor area.
Commercial banks, savings and loan associations	1 space per 300 sq. ft. of gross floor area; stacking lane of 5 cars per window.
Business and professional offices	1 space per 300 sq. ft. of gross floor area.
Furniture stores (over 5,000 sq. ft. of gross floor area)	1 space per 600 sq. ft. of gross floor area.
Furniture stores (under 5,000 sq. ft. of gross floor area)	1 space per 350 sq. ft. of gross floor area.
Transient residential facilities	1 space per each occupancy unit.
Hotel/motel	1.25 spaces per each occupancy unit plus one space for each three seats offered to the public for restaurant and lounge purposes and one space per 100 sq. ft. of meeting space. Additional spaces may be required for retail shops, beauty shops and barbershops, athletic clubs, etc. if expected to attract additional outside traffic.
Restaurants, nightclubs and/or other eating places	1 space per 90 sq. ft. of gross floor area. For restaurants and shopping plazas with restaurants, a minimum of 60% of the required spaces shall occur on the back yard of the site, not on the street side.
Libraries, museums	1 space per 500 sq. ft. of gross floor area.
Schools (public or private)	
Grades K—8	1 parking space per employee plus 20 visitor spaces
Grades 9—12	1 parking space per employee, one space per every four students, and 25 visitor spaces.
Assisted living facilities	1 parking space for each adult extended care residence plus one parking space per four patient beds or residents plus one space per employee, including nurses and staff doctor, on shift of greatest employment.

Residential substance abuse treatment providers	1 parking space per four patient beds or residents plus one space per employee on shift of greatest employment.
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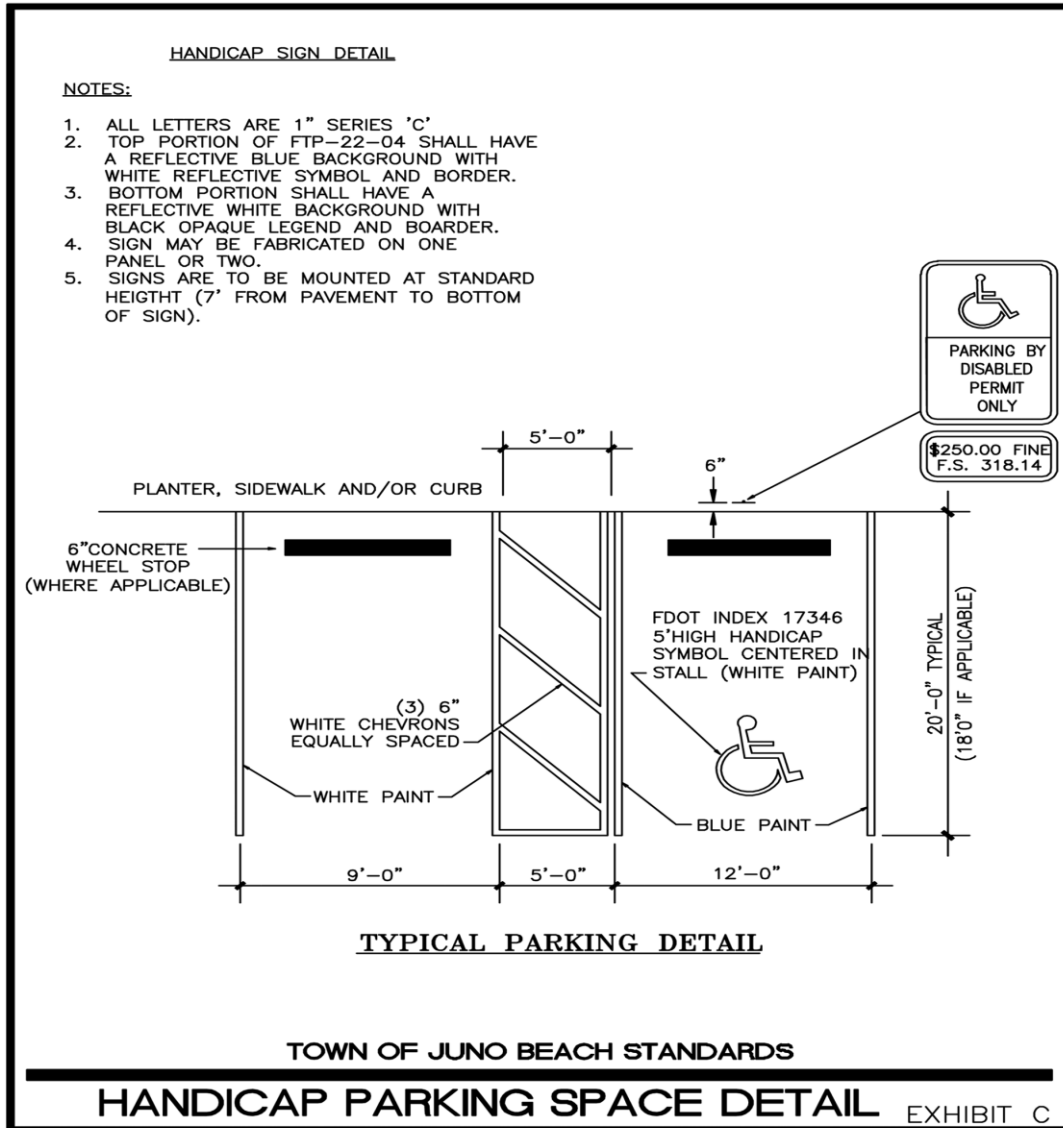
- b. *Exceptions.* If a proposed use is not listed or if special circumstances exist for a particular use which causes it not to need the required minimum spaces or if shared parking is desired, a parking study acceptable to the town planning and zoning department shall be submitted for review by the planning and zoning board and approval by town council.
 - 1. If the number of required spaces is reduced, the area that would have been used for parking shall be reserved as landscape open space. The number of spaces reduced multiplied by 200 square feet (see subsection (b)(1)a of this section) shall be required to be maintained as landscape open space and shall not be counted toward the minimum landscape open space requirement.
 - 2. A shared parking plan shall be enforced through written agreement, unity of title, or unity of control.
- c. *Parking in the side and rear yard.* If a minimum of 75 percent of all parking spaces on site are located in the side and rear yard areas, then the total parking space requirement may be reduced by 15 percent.
- (c) *On-street parking.* Any new development constructed upon an entirely new roadway shall be permitted, at the discretion of the town, to have on-street parking directly fronting a lot provided said roadway is designed for continuous and successive on-street parking. Such on-street parking shall count toward fulfilling the off-street parking requirement.
- (d) *Parking dimensions for on-street and off-street parking.* The parking dimensions for standard stalls, compact car stalls and disabled stalls shall be as specifically set in Exhibits A, B and C, respectively, at the end of this section. Based on the frequency of use, the planning and zoning director may recommend to the planning and zoning board and to the town council that guest spaces, excess spaces, and infrequently used parking spaces be provided in grassed areas, or other acceptable material, with a stabilized sub-base.
- (e) *Bicycle parking facilities.*
 - (1) Bicycle parking facilities with a minimum of eight bicycle parking spaces, in a design acceptable to the town, shall be provided for each nonresidential development. In a mixed-use or shopping center development, a minimum of eight bicycle parking spaces shall be provided for each anchor tenant. The bicycle parking facilities shall be located close to the principal building entrance and shall be sheltered. The number of required bicycle parking spaces may be increased or decreased by the town, based upon its review of the proposed project and the reasonable amount of expected bicycle parking space needs. Shower and locker facilities, sufficient in amount to accommodate need, are encouraged in all nonresidential developments greater than 10,000 square feet in gross floor area.
 - (2) All multifamily and three or more attached single-family residential developments shall be required to provide bicycle storage facilities. Such storage facilities shall be fully enclosed within a structure and shall be of a sufficient size to accommodate expected storage needs.



5.40-6A



5.40-6B



(Ord. No. 207, § 5.40.2, 8-8-1979; Ord. No. 287, 7-10-1985; Ord. No. 416, 9-25-1991; Ord. No. 485, 9-4-1996; Ord. No. 517, 12-1-1999; Ord. No. 668, § 5, 5-28-2014)

Sec. 34-982. Commercial areas.

- (a) The following restrictions shall apply to the parking of vehicles, recreational vehicles, boats and boat trailers in commercial areas:
- (1) Any vehicles parked in a commercial area for more than a 24-hour period must be owned or leased by the business owner on the property and parked at the rear of the building, unless no rear parking area is available.
 - (2) No recreational vehicles, boats and boat trailers shall be parked or stored in a commercial area.

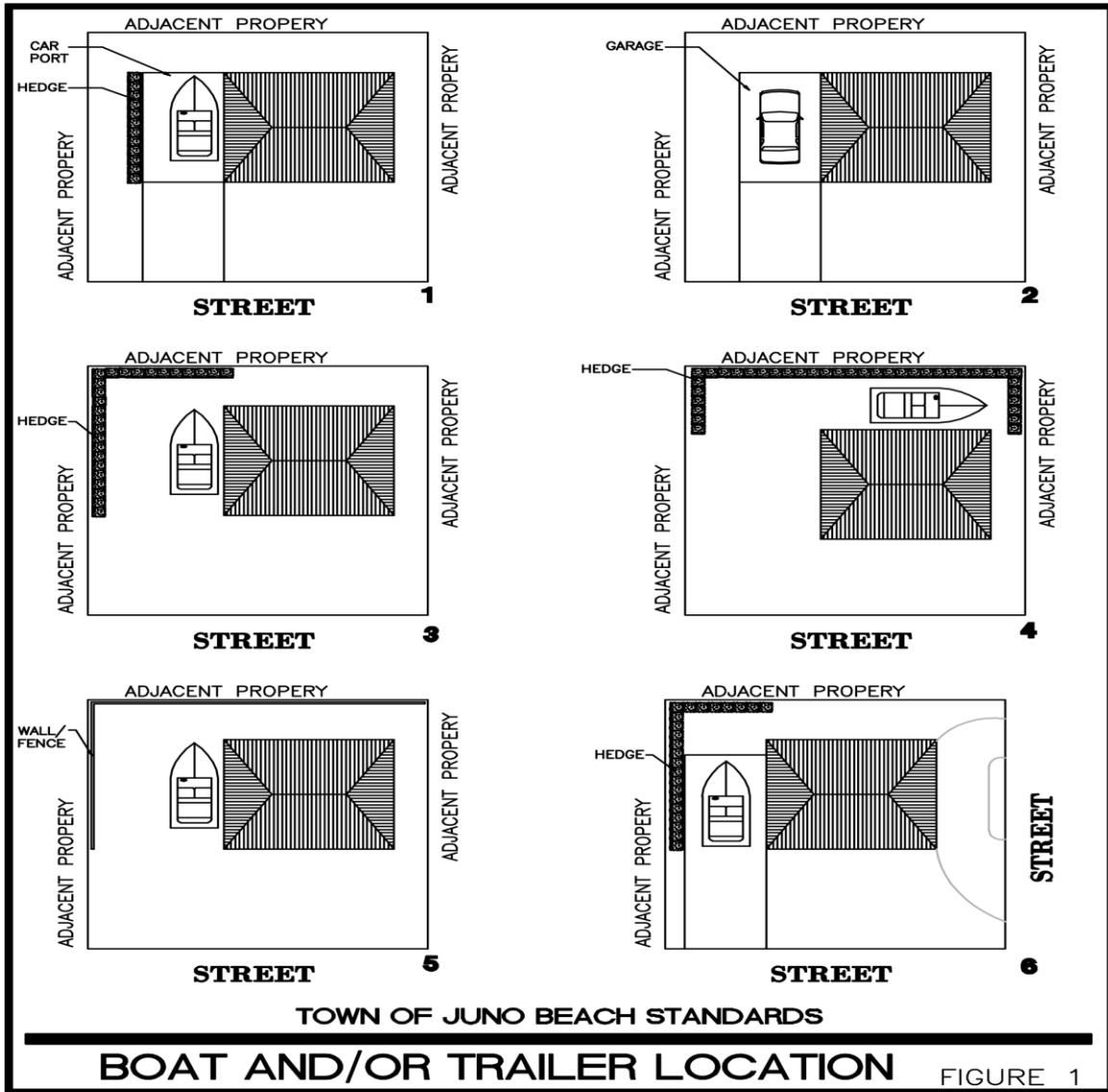
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- (b) The restrictions set forth in subsection (a) of this section shall not apply to the temporary parking of vehicles when construction is underway, for which a current and valid building permit has been issued by the town and said permit is properly displayed on the premises.
 - (c) See article IV, division 6 for vehicle signage requirements.
- (Ord. No. 207, § 5.40.3, 8-8-1979; Ord. No. 485, 9-4-1996; Ord. No. 487, 9-18-1996; Ord. No. 517, 12-1-1999)

Sec. 34-983. Residential areas.

- (a) *Prohibited vehicles; exceptions.* No dual-wheeled vehicles, vehicles exceeding three-fourths-ton rated capacity, and vans exceeding one-ton rated capacity; and no bus, pole trailer, semitrailer, trailer, truck, and truck tractor, as defined in F.S. ch. 316, shall be parked or stored on any residential property or public or private street rights-of-way or alleys within any residential district in the town except for the following situations:
 - (1) This restriction will not apply to those vehicles described and regulated in subsections (b) and (c) of this section.
 - (2) This restriction shall not apply to the temporary parking of such vehicles on private property in residential districts whereon construction is underway, for which a current and valid building permit has been issued by the town and said permit is properly displayed on the premises.
 - (3) This restriction shall not apply to routine deliveries by tradesmen or the use of trucks in making service calls providing that such parking is actually in the course of business deliveries or servicing as the case may be.
 - (4) This restriction shall not apply to the parking of emergency vehicles providing that the time parked is actually necessary for the emergency. Further, the restriction shall not apply to emergency vehicles driven by residents of the town and parked on their property.
 - (5) This restriction shall not apply to a situation where such vehicle becomes disabled and, as a result of such emergency is required to be parked within a residential district for longer than the time allowed herein. However, any such vehicle shall be removed from the residential district within 24 hours by towing if necessary regardless of the nature of the emergency, and the cost of such towing shall be at the expense of the owner of the vehicle.
 - (6) This restriction shall not apply the recreational vehicle park (RV park) zoning district.
- (b) Any commercial and noncommercial pickup truck, sport utility vehicle, automobile, or similar type of motor vehicle (as defined by F.S. ch. 316) not exceeding three-fourths-ton rated capacity and any van not exceeding one-ton rated capacity, may be parked on a lot improved with a permitted structure in any residential district in the town. All commercial motor vehicles shall adhere to the following:
 - (1) Any equipment or inventory shall be placed in the interior of the vehicle or within the confines of the bed of a truck.
 - (2) Any commercial vehicle that cannot abide by subsection (b)(1) of this section must be placed in a garage, carport, or in the side or rear yard and screened as described in subsection (c)(3) or (4) of this section.
 - (3) See article IV, division 6 for vehicle signage requirements.
- (c) Boats, boat trailers, utility trailers; or recreational vehicles, excluding the park trailer (as defined by F.S. ch. 320) may be parked on a lot improved with a permitted structure in any residential district in town subject to the following conditions and restrictions:

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- (1) One boat, one boat trailer, one utility trailer, and one recreational vehicle (RV), but not more than one of each, may be parked on a lot (See section 34-984 for exceptions).
 - (2) The equipment described in this section must be owned and used primarily by a resident of the premises; provided, however, that a guest of the resident may park such equipment, excluding the utility trailer, in the front yard driveway for not more than three days in any 14-day period.
 - (3) The location for such parked equipment, excluding the utility trailer, shall be in the rear yard or in the side yard placed to the rear of a line established by the front building wall or corner, whichever is applicable (see section 34-984 for exceptions). Such parked equipment, however, shall be screened on three sides against direct view from adjacent properties. Compliance with the screening described, herein, shall permit the planting of a minimum 42-inch-high hedge. The hedge shall be maintained in a healthy condition to a minimum height of six feet, which will become an effective opaque screen from adjacent properties in a reasonable period of time not to exceed two years. A six-foot-high fence/wall such as wood or concrete block stucco (CBS) will also be allowed as a screen in place of a hedge. (See figure 1, which follows this section, for examples.) See sections 34-905 and 34-1088.
 - (4) All utility trailers must be parked in a garage or carport. Any other of the vehicles or equipment described herein may be parked in a garage or carport. The garage or carport must be effectively screened on three sides; provided however that no portion of the vehicle or equipment shall extend horizontally beyond the roof overhang (eave). (See figure 1, which follows this section, for examples).
 - (5) Such equipment shall at all times have attached a current vehicle registration, license plate and, if required, a current sticker.
 - (6) No vehicle major repairs or overhaul work on such equipment which constitute either a public or private nuisance shall be made or performed on the site.
 - (7) When parked on the site such equipment shall not be used for living or sleeping quarters or for housekeeping or storage purposes and shall not have attached thereto any service connection lines except as may periodically be required to maintain the equipment and appliances.
 - (8) All vehicles shall abide by the town's sign ordinance (see article IV, division 6 of this chapter).
 - (9) The restrictions herein shall not prohibit the temporary parking of vehicles used for recreational purposes on lots within the town which are set aside specifically for recreational use, for example, the RV park zoning district.

(Ord. No. 207, § 5.40.4, 8-8-1979; Ord. No. 485, 9-4-1996; Ord. No. 487, 9-18-1996; Ord. No. 517, 12-1-1999)



5.40-10A

Sec. 34-984. Legal nonconforming use status.

In the RS-5 and R-DUP zoning districts a maximum of two boats and two boat trailers shall be permitted to be parked in the front yard, provided neither boat and trailer can fit in the side or rear yard. Such boat and boat trailer shall be permitted as legal nonconforming uses for a limited period of time as specified herein provided the following conditions are satisfied:

- (1) The granting of the legal nonconforming use status shall only apply to those boats and boat trailers which are owned by the owner or current tenant of the residence as of the effective date of the ordinance from which this chapter is derived.
- (2) Property owners or tenants who own said boats and boat trailers shall register same as legal nonconforming uses with the town within 90 days of the adoption date of the ordinance from which this chapter is derived.

- (3) Upon registration, the town shall issue a registration decal which must be permanently affixed and displayed in a manner as to be visible from the street and renewable yearly. The town shall also issue a copy of a document to be recorded by the town clerk which limits the parking of said boats and boat trailers during the time the registering property owner or current tenant maintains ownership or rental of the real property upon which the boats and boat trailers are parked. The fee for this registration and decal and recording shall be such fee as is charged by the town to cover its administrative costs. After the September 18 renewal date a late penalty as currently established or as hereafter adopted by resolution of the town council from time to time may be assessed for each month of delinquency or part thereof. In the event a property owner or tenant does not register or renew its registration within 90 days from adoption of this chapter anniversary date, the property owner's or tenant's legal nonconforming status shall cease to exist and the town shall record a document in the public records evidencing same.
- (4) The legal nonconforming use status for said boats and boat trailers shall not be transferable to a subsequent owner or tenant of the property. However, owners or tenants may replace their boats and boat trailers for the cost of a new registration decal.
- (5) The conditions described in section 34-983(c)(5)—(8) shall be adhered to.
- (6) These boats and boat trailers shall be parked perpendicular to the street (except when on a corner lot) and shall not extend into any street right-of-way or create a vehicular traffic hazard.

(Ord. No. 207, § 5.40.5, 8-8-1979; Ord. No. 485, 9-4-1996; Ord. No. 487, 9-18-1996; Ord. No. 517, 12-1-1999)

Sec. 34-985. Off-street loading.

- (a) In any district in connection with every building or building group or part thereof, thereafter created and having a gross floor area of 10,000 square feet or more, which is to be occupied by commercial uses or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, off-street loading or unloading berths in a number not less than that set forth in the following schedule:

<i>Use</i>	<i>Minimum Required Number of Berths</i>
Commercial Uses:	
10,000—50,000 sq. ft	1 berth
50,001—100,000 sq. ft	2 berths
100,001 sq. ft. or more	3 berths
Office Uses:	
25,000—100,000 sq. ft	1 berth
100,001—200,000 sq. ft	2 berths
200,001 sq. ft. or more	3 berths

- (b) A loading demand statement shall be required at the time of application submittal for all nonresidential uses, detailing the land use's projected normal demands for loading and unloading. The number of required loading berths may be increased or decreased by the town based upon its review of the loading demand statement.
- (c) The loading berth required in each instance shall not be less than 12 feet in width, 40 feet in length, and 14 feet in height, and may occupy all or any part of any required yard except for a required front yard; provided, however, that the loading berth shall be screened from the street or public way and any adjoining residential property.

(Ord. No. 207, § 5.50, 8-8-1979)

Secs. 34-986—34-1013. Reserved.

(Supp. No. 32)

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