

TEXT AMENDMENT LDR 24-03

AMENDING TEXT IN SECTION 4.2 AND SECTIONS 4.4 THUR 4.17 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAKE CITY

LDR 24-03, AN APPLICATION BY DAVE YOUNG TO AMEND THE TEXT IN SECTION 4.2 AND SECTION 4.4 THRU 4.17 OF THE LAND DEVELOPMENT REGULATIONS BY AMENDING THE PARKING REQUIREMENTS FOR THE CITY OF LAKE CITY.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS ~~**BOLDED AND STRUCK THROUGH**~~ HAVE BEEN DELETED

4.2.13 MOBILE HOME - REPLACEMENT OF EXISTING MOBILE HOMES

For the purposes of these land development regulations, the phrase existing mobile homes shall mean mobile homes which existed as of the effective date of adoption or amendment of these land development regulations. In those districts which do not permit the erection of new mobile homes but do permit existing mobile homes, such existing mobile homes may be removed and replaced by another mobile home, provided:

1. That a period of not greater than six (6) consecutive months elapses between the removal of one (1) mobile home and the erection of another mobile home; and
2. Where a mobile home is removed and is not replaced for a period greater than six (6) consecutive months for any reason (except where governmental action impedes access to the premises), such mobile home shall not be replaced and any subsequent use shall conform to the regulations for the district in which the use is located.

4.2.14 MOVING OF BUILDINGS AND STRUCTURES

No building or structure shall be moved from one (1) lot to another lot, or moved to another location on the same lot, unless such building or structure shall thereafter conform to all of the applicable provisions of these land development regulations and to all other regulations and ordinances of the City.

4.2.15 OFFSTREET PARKING AND LOADING

It is the intent of these land development regulations that the public interest, welfare, and safety requires that buildings and uses erected after the effective date of these land development regulations shall be provided with adequate offstreet parking facilities (including in certain specified cases, offstreet parking facilities for the handicapped) for the use of occupants, employees, visitors, customers, or patrons. It is also the intent of these land development regulations that the public interest, welfare, and safety require that certain uses provide adequate offstreet loading facilities. Such offstreet parking and offstreet loading facilities shall be maintained and continued so long as the main use continues. (For definitions of "loading space, offstreet", "parking space, handicapped", and "parking space, offstreet", see Definitions, Section 2.1)

4.2.15.1 Offstreet parking and offstreet loading: general.

1. Offstreet parking and loading facilities shall be provided as set out in these land development regulations. Conforming buildings and uses existing as of the effective date of these land development regulations may be modernized, altered, or repaired without providing additional offstreet parking or offstreet loading facilities, providing there is no increase in floor area or capacity.
2. Where a conforming building or use existed as of the effective date of these land development regulations and such building or use is enlarged in floor area, volume, capacity, or space occupied, offstreet parking and offstreet loading as specified in these land development regulations shall be provided for the additional floor area, volume, capacity, or space so created or used.
3. Change in use of a building or use existing as of the effective date of these land development regulations shall require additional offstreet parking and/or offstreet loading facilities to the extent that the use shall provide additional parking spaces and/or offstreet loading facilities amounting to the difference between the required number of parking spaces and/or offstreet loading facilities for the new use and the required number of parking spaces for the previous use.

4. The design, construction, and arrangement regulations herein set out for offstreet parking and offstreet loading facilities do not apply to one (1) and two (2) family (duplex) dwellings.
 5. Required offstreet parking areas shall not be used for sales or display, dead storage, repair, dismantling, or servicing of any type or kind, nor shall areas devoted to such activities count as meeting offstreet parking requirements.
 6. Unless otherwise specified and subject to meeting required landscaped buffer requirements, all required yards may be used for offstreet parking.
- 4.2.15.2 Offstreet parking and offstreet loading facilities: identification, surfacing, drainage, lighting, access. The required offstreet parking and offstreet loading facilities shall be:
1. Identified as to purpose and location when not clearly evident.
 2. Surfaced with one (1) inch of Type II asphaltic concrete surface course or the equivalent as approved as meeting standards established by the City and maintained in a smooth, well-graded condition (driveways, access aisles, and parking spaces for public and private schools offering academic courses may be surfaced with grass or lawn).
 3. Drained so as not to cause any nuisance on adjacent property.
 4. So lighted as to prevent glare or excessive light on adjacent property.
 5. Arranged for convenient access and safety of pedestrians and vehicles.
 6. Designed to conform to curb break requirements (see Section 4.2.3).
 7. So arranged that no vehicle shall be required to back from such facilities directly onto public streets.
 8. Designed to provide curbs or motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into public right-of-way or adjacent property.
 9. Required offstreet parking areas for three (3) or more automobiles shall be designed, maintained, and regulated so that no parking or maneuvering incidental to parking shall be on a public street or walk, and so that an automobile may be parked and unparked without moving another automobile.
- 4.2.15.3 Offstreet parking: location. The required offstreet parking facilities shall be located on the same lot or parcel of land they are intended to serve, provided, however, that the Board of Adjustment may allow the establishment of such offstreet parking facilities within three hundred (300) feet of the premises they are intended to serve when:
1. Practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve;
 2. The owner of the said parking area shall enter into a written agreement with the City with enforcement running to the City providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building which the parking area serves so long as the facilities are required; and
 3. The owner agrees to bear the expense of recording the agreement and agrees that the agreement shall be voided by the City if other offstreet facilities are provided in accord with these land development regulations.
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4.2.15.4 Offstreet parking: dimensional standards. Each offstreet parking space, with the exception of handicapped parking spaces, shall be a minimum of ten (10) feet by twenty (20) feet in size. Minimum aisle width shall be as follows:

Angle of Parking	AISLE WIDTH	
	One Way	Two Way
Parallel	12 feet	20 feet
30°	12 feet	22 feet
45°	12 feet	22 feet
60°	18 feet	24 feet
90°	22 feet	24 feet

For purposes of rough computation, an offstreet parking space and necessary access and maneuvering room may be estimated at three hundred (300) square feet. However, offstreet parking requirements will be considered to be met only where actual spaces meeting the requirements above are provided and maintained, improved in the manner required by these land development regulations, and in accordance with all ordinances and regulations of the City.

4.2.15.5 Offstreet parking: handicapped parking spaces. Except as otherwise specified herein, required offstreet parking areas shall have a number of level parking spaces, as set forth in the following table, identified by above-grade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than twelve (12) feet in width and twenty (20) feet in length with a five (5) foot by twenty (20) foot access isle and in accordance with the standards as stated in the Florida Americans With Disabilities Accessibilities Implementation Act, Chapter 553, Part II, Florida Statutes, as amended.

PARKING SPACES FOR HANDICAPPED	
Total Spaces in Lot	Number of Required 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

Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways, and entrances. These parking spaces should be located so that physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, walkways, and elevators. (See Section 4.2.2 for additional provisions regarding accessibility for physically handicapped persons.)

4.2.15.6 Offstreet parking: plans required. A plan shall be submitted with every application for a building permit for any building or use that is required to provide offstreet parking. The plan shall accurately designate the required parking spaces, access aisles, and driveways, and the relation of the offstreet parking facilities to the uses or structures such facilities are designed to serve.

4.2.15.7 Offstreet parking: combined offstreet parking. Two (2) or more owners or operators of buildings or uses requiring offstreet parking facilities may make collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately. Any arrangement for combined offstreet parking shall be subject to the filing of a deed restriction satisfactory to the City Attorney insuring that such offstreet parking will be maintained in the future so long as a use or uses requiring such offstreet parking continue.

No part of an offstreet parking area required for any building or use shall be included as a part of an offstreet parking area similarly required for another building or use unless the Board of Adjustment shall find that the type of use indicates that the period of usage will not overlap or be concurrent with each other.

4.2.15.8 Offstreet parking: fractional measurements. When units or measurements determining number of required offstreet parking spaces result in requirement of a fractional space, then such fraction equal or greater than one-half (1/2) shall require a full offstreet parking space.

4.2.15.9 Offstreet parking: minimum requirement. Irrespective of any other requirement of these land development regulations, each and every separate individual store, office, or other business shall be provided with at least one (1) offstreet parking space, unless specific provision to the contrary is made herein.

4.2.15.10 Offstreet parking: landscaping requirements. Wherever in any zoning district offstreet parking facilities are provided, such offstreet parking facilities shall conform to the minimum landscaping requirements set forth in this section, except that one (1) family and two (2) family (duplex) residential dwellings and multiple level parking structures shall be exempt from such requirements.

1. Except as otherwise noted herein, a minimum of ten (10) percent of any offstreet parking area shall be landscaped with grass, plants, shrubs, and/or trees. Required landscaping may, in part, be located around the periphery of the offstreet parking area; however, a portion of the required landscaping shall also be located within the interior of the offstreet parking area and shall be located in such a manner as to divide and break up the expanse of paving and guide traffic flow and direction.

2. Each separate landscaped area shall contain a minimum of fifty (50) square feet and shall have a minimum dimension of at least three (3) feet, and shall include at least one (1) tree with the remaining area adequately landscaped with shrubs, ground cover, or other landscaping material.

3. The total number of trees shall not be less than one (1) for each two hundred (200) square feet or fraction thereof of required landscaping. Trees shall be a minimum of four (4) feet overall height immediately after planting. Trees shall not be planted closer than six (6) feet to any public street or other public works, unless the tree root system is completely contained within a barrier for which the minimum interior dimensions shall be five (5) feet square and five (5) feet deep, and for which the construction requirements shall be four (4) inch thick concrete reinforced with #6 road mesh (6 x 6 x 6) or equivalent.
 4. Required landscaped areas shall be maintained by the property owner and continued so long as the main use continues. Failure to maintain required landscaped area shall be a violation of these land development regulations.
 5. See also Section 4.2.24, Visibility at intersections and curb breaks.
- 4.2.15.11 Offstreet loading: specifications, amounts. Offstreet loading facilities are required by these land development regulations so that vehicles engaged in unloading will not encroach on or interfere with public use of streets and alleys. Offstreet loading facilities supplied to meet the needs of one (1) use may not be considered as meeting the needs of another use. Offstreet parking facilities may not be used or counted as meeting offstreet loading requirements.
- When the use of a structure or land or any part thereof is changed to a use requiring offstreet loading facilities, the full amount of offstreet loading space required shall be supplied and maintained. When any structure is enlarged or any use extended so that the size of the resulting occupancy requires offstreet loading space, the full amount of such space shall be supplied and maintained for the structure or use in its enlarged or extended size.
- Each offstreet loading space shall be directly accessible from a street or alley without crossing or entering any other required offstreet loading space. Such loading space shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.
- 4.2.15.12 Offstreet loading: dimensional standards. Each offstreet loading space shall have clear horizontal dimensions of twelve (12) feet by thirty (30) feet exclusive of platforms and piers and a clear vertical dimension of fourteen (14) feet.
- 4.2.15.13 Offstreet loading: plans required. A plan shall be submitted with every application for a building permit for any use or structure required to provide offstreet loading facilities. The plan shall accurately designate the required offstreet loading spaces, access thereto, dimensions, and clearance.
- 4.2.15.14 Offstreet loading: combined offstreet loading. Collective, joint, or combined provisions for offstreet loading facilities for two (2) or more buildings or uses may be made, provided that such offstreet loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are designed, located, and arranged to be usable thereby.
- Any arrangement for combined offstreet loading shall be subject to the filing of a deed restriction satisfactory to the City Attorney ensuring that such offstreet loading will be maintained in the future so long as a use or uses requiring such offstreet loading continue.
- 4.2.15.15 Offstreet loading requirements. Offstreet loading spaces shall be provided and maintained as follows:

- Each retail commercial store, service establishment, storage warehouse, wholesale establishment, research or industrial plant, factory, freight terminal, restaurant, dry cleaning and laundry package plant, funeral home, or similar use which has an aggregate floor area of:

Square Feet		Square Feet	Number of Spaces
Over 5,000	to	24,999	1
25,000	to	59,999	2
60,000	to	119,999	3
120,000	to	199,999	4
200,000	and over		5

Plus one (1) additional offstreet loading space for each additional ninety thousand (90,000) square feet over two hundred ninety thousand (290,000) square feet or major fraction thereof.

- For each multiple dwelling unit having at least twenty (20) dwelling units but not over fifty (50) dwelling units: two (2) spaces. For each multiple dwelling unit having over fifty (50) dwelling units: two (2) spaces, plus two (2) spaces for each additional fifty (50) dwelling units, or major fraction thereof.
- For each auditorium, convention hall, exhibition hall, museum, motel, hotel, bank or financial institution, office building, sports arena, stadium, hospital, or similar use which has an aggregate floor area of: Over ten thousand (10,000) square feet but not over 40,000 (40,000) square feet: one (1) space; plus for each additional sixty thousand (60,000) square feet over 40,000 square feet or major fraction thereof: one (1) space.
- For any use not specifically mentioned, the requirements for offstreet loading facilities for a use which is so mentioned and to which the unmentioned use is similar shall apply.

4.2.15.16 Offstreet Parking Requirements: For all zoning districts except C-CBD Commercial-Central Business District

<u>Amusement or assembly places containing fixed seats</u>	<u>1 space for each 3 fixed seats provided for patron use, plus 1space per employee</u>
<u>Amusement or assembly places without fixed seats (go-cart tracts, mini-golf courses, driving ranges and other similar outdoor uses)</u>	<u>1 space per each 3 patrons, plus 1 space per each employee</u>
<u>Apartments of three (3) dwelling units or more (efficiencies and one-bedroom)</u>	<u>1½ spaces for each dwelling unit</u>
<u>Apartments of three (3) dwelling units or more (two (2) and three (3) bedrooms)</u>	<u>2 spaces for each dwelling unit</u>
<u>Auto dealerships</u>	

	<u>1 space per every three hundred (300) square feet of gross floor area including showroom, sales offices and general offices.</u>
<u>Big box development</u>	<u>4 spaces for each 1,000 square feet of gross floor area, but not to exceed 5 spaces for each 1,000 square feet</u>
<u>Boardinghouses, lodging houses, and rooming-houses and assisted living facilities (such as senior living facilities),including nursing homes</u>	<u>1 space for each 2 bedrooms</u>
<u>Clubs, lodges, fraternities</u>	<u>1 space for each bedroom, plus 1 space for each 5 members</u>
<u>Day care centers and kindergartens</u>	<u>1 space for each 10 children, plus with a pickup and drop-off area one space for each 10 children or without a pick-up or drop-off area one space for each 5 children.</u>
<u>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, and all other general retail establishments of fifteen thousand (15,000) square feet gross floor area or less</u>	<u>1 space for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces</u>
<u>Hospitals, sanitariums, foster group homes, and similar institutions</u>	<u>2 spaces for each bedroom and office building criteria</u>
<u>Hotels, motels, tourist courts</u>	<u>1 space for each 1½ rooms, plus 1 space for each employee, plus restaurant and retail sales criteria must be met when applicable</u>
<u>Industrial uses, manufacturing and warehousing</u>	<u>1 space for each bay, plus 1 space for each 1,000 square feet</u>
<u>Kennels and veterinary clinics</u>	<u>1 space for each 300 square feet of office, animal shelter and run area</u>
<u>Mechanical garages</u>	<u>1 space for every employee, plus 1 space per bay or 1 space for each one thousand (1,000) square feet if no bays</u>
<u>Medical dental, optical clinics and offices</u>	<u>1 space for each employee, plus 2 spaces for each examination room</u>

<u>Mini-warehouses up to two hundred (200) units</u>	<u>4 spaces located at office/entrance area, plus minimum 25feet between buildings for driveway parking purposes</u>
<u>Mini-warehouses over two hundred (200) units</u>	<u>6 spaces located at office/entrance area, plus minimum 25feet between buildings for driveway parking purposes</u>
<u>Mortuaries</u>	<u>1 space for each 4 seats in chapel, plus 1 space for each commercial vehicle</u>
<u>Office building, including business, commercial and government</u>	<u>1 space for each 200 square feet of floor area used for office purposes</u>
<u>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, etc.</u>	<u>1 space for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces</u>
<u>Post office</u>	<u>1 space for each 4 employees, plus 1 space per governmental vehicle, plus 4 spaces per service window</u>
<u>Residential dwelling units, single-family and duplex</u>	<u>2 spaces for each dwelling unit</u>
<u>Restaurants, grills, bars, lounges, similar dining, and/or drinking establishments</u>	<u>1 space for each 4 seats provided for patron use, plus 1 space for each 75 square feet of floor area provided for patron use which does not contain seats; provided that no use shall have less than 4 spaces ; plus 1 space for each employee</u>
<u>Personal service establishments, retail establishments, banks, financing and lending institutions</u>	<u>1 space for each 100 square feet of first floor area, plus 1space for each 200 square feet of floor area above the first floor, excluding storage areas; 2 spaces for lobby</u>
<u>Schools (charter and private), including elementary, middle, K-8, high schools and academies, not including colleges, universities, or similar institutions. For schools (public), see the public school siting regulations at chapter 38, article XVIII.</u>	<u>1 space for each 4 seats in assembly hall, or 4 spaces per each instructional room plus 1 space for each 3 high school students, whichever is greater.</u>

<u>Shopping centers between fifteen thousand one (15,001) and fifty thousand (50,000) square feet gross floor area, food stores, supermarkets, and drugstores</u>	<u>5½ spaces for each 1,000 square feet of gross floor area; provided, however, no use shall have less than 5 spaces</u>
<u>Shopping centers over fifty thousand (50,000) square feet gross floor area</u>	<u>5 spaces for each 1,000 square feet of gross floor area</u>
<u>Student housing</u>	<u>1 space per bedroom.</u>
<u>Time share units</u>	<u>1.25 spaces for each unit plus .25 spaces for each lockout unit.</u>
<u>Universities, colleges and similar institutions</u>	<u>1 space for each 200 square feet of classroom and office space</u>
<u>Left blank intentionally</u>	<u>Left blank intentionally</u>
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4.2.15.17 VARIANCE TO ABOVE MENTIONED PARKING REQUIREMENTS

Land owners may petition the Board of Adjustments for a variance to the parking requirements in section 4.2.15.16, however the following criteria must be met;

- 1. Parking Variance must be supported by a parking study;**
- 2. All requirements for Variances in Section 11.3 of these Land Development Regulations must be met;**
- 3. Must comply with all State and Federal Laws for parking; and**
- 4. Shall create an environment which is at the best interest for the public’s safety, well-being, and health.**

4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT

Major recreational equipment is hereby defined as including boats and boat trailers, travel trailers, pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, houseboats, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. No major recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a lot in a residential district, or in any other location not approved for such use. In residential districts, major recreational equipment may be parked or stored in a rear or side yard, but not in a required front yard; provided however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading and unloading; providing that if a lot has more than one (1) front yard, as defined by these land development regulations, one (1) of the required front yards shall be designated and used as a side yard (generally opposite of the normal front entrance) for the enforcement of Section 4.2.16.

4.2.17 PARKING AND STORAGE OF CERTAIN VEHICLES

In residential districts, automotive vehicles or trailers of any type without current license plates shall not be parked or stored other than in completely enclosed buildings.

