



**Town of Lake Park**  
**Planning & Zoning Board Meeting**  
**Meeting Date: October 2, 2023**  
**PZ ITEM 23- – PARKING CODE TEXT AMENDMENT**

**STAFF MEMO & PROPOSED ORDINANCE**

**PROPOSAL**

Staff has often received feedback from building permit and site plan development applicants that our standard parking space dimensions of 10' X 18'6" are larger than average and thus can be difficult to adhere to, particularly on sites with land area constraints. Upon examination of other codes, it does indeed appear our spaces – specifically the widths – are on the larger end of the average. For example, in Palm Beach Gardens, their "general" parking space is 9' X 18'6"; in Tequesta, their standard is 9' X 18'; and in West Palm Beach, their standard parking space is only 8'6" X 18'. Palm Beach County also utilizes a 9' X 18' standard.

Especially as the Town pursues urban redevelopment projects, we feel a 1 foot reduction in the width of the required standard 90-degree parking space will prove beneficial for redevelopments while still providing a specification that is in keeping with other municipal and county code averages.

Furthermore, staff is also proposing a compact parking space dimension of 8'6" X 17'0", which is consistent with other compact parking codes which tended to range between 8' X 16' on the most compact end to 9' X 17' on the larger end. As proposed, compact parking spaces could account for no more than 25% of a site's required parking, which we believe will be especially helpful for urban redevelopment projects in the Downtown and along the US-1 corridor, though this provision is proposed to be made available to all districts.

Staff believes the effect of these changes will help existing sites with restricted land area meet the required parking dimensions when resurfacing and restriping their lots and assist new developments in adding more parking overall. It is staff's belief the result will be the net increase of parking throughout the Town in a greater variety of sizes, in anticipation of the continued relevance of automobile transportation and consumer trends in vehicle sizes tending toward more compact vehicles. Finally, it is important to note the code only establishes minimum specifications, so applicants could still provide larger stall sizes if they chose to do so.

The substance of the code changes is detailed below:

TABLE 78-142-1

MINIMUM PARKING BAY DIMENSIONS FOR NONRESIDENTIAL USES  
AND RESIDENTIAL USES WITH SHARED PARKING LOTS

Angle	Stall Width	Stall Depth	Aisle Width	Curb Length	Wall to Wall Width	Interlock to Interlock Width	Stall Depth to Interlock	Land Use
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
45	10'0"	17'6"	12'0"	14'0"	47'0"	44'0"	15'6"	General
	12'0"	17'6"	12'0"	17'0"	47'0"	44'0"	15'6"	Handicapped



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60	10'0"	19'0"	14'0"	11'6"	53'0"	50'0"	17'6"	General
	12'0"	19'0"	14'0"	14'0"	53'0"	50'0"	17'6"	Handicapped
70	10'0"	19'6"	17'0"	10'6"	56'0"	54'0"	18'6"	General
	12'6"	19'6"	17'0"	12'6"	56'0"	54'0"	18'6"	Handicapped
75	10'0"	19'6"	21'0"	10'6"	60'0"	58'0"	18'6"	General
	12'0"	19'6"	21'0"	12'6"	60'0"	58'0"	18'6"	Handicapped
80	10'0"	19'6"	22'0"	10'0"	61'0"	60'0"	19'0"	General
	12'0"	19'6"	22'0"	12'0"	61'0"	60'0"	19'0"	Handicapped
90	<del>9'10"</del>	18'6"	24'0"	<del>9'10"</del>	61'0"	61'0"	18'6"	General
	12'6"	18'6"	24'0"	12'0"	61'0"	61'0"	18'6"	Handicapped
	<u>8'6"</u>	<u>17'0"</u>	<u>24'0"</u>	<u>8'6"</u>	<u>58'0"</u>	<u>58'0"</u>	<u>17'0"</u>	<u>Compact</u>

1.

In Column (I) above, "general" applies to parking spaces designated to serve all commercial uses and also residential uses with shared parking lots. Spaces to be reserved for use by disabled persons shall be governed by the rows labeled "handicapped." Up to 25% of required parking may utilize the "compact" category standards.

**Staff Recommendation: Approval**