

ARTICLE VIII OFF-STREET PARKING AND LOADING

Sec. 27-91 – Purpose and Intent

The purpose of this article is to ensure provision of off-street parking and loading facilities in proportion to the generalized parking and loading demand of the different uses allowed by this Code. The standards in this article are intended to provide for adequate off-street parking and loading while allowing the flexibility needed to accommodate alternative solutions. The standards are also intended to achieve city policies of supporting development and redevelopment of commercial corridors, accommodating appropriate infill development, and encouraging pedestrian-oriented development while avoiding excessive paved surface areas, promoting low impact development, and safeguarding historic resources.

Sec. 27-92 – General Requirements

- (a) *New buildings and uses.* Every building, use or structure, instituted or erected after the effective date of this article shall be provided with off-street parking facilities in accordance with the provisions of this article for the use of occupants, employees, visitors or patrons. Such off-street parking facilities shall be maintained and continued as an accessory use as long as the main use is continued.
- (b) *Existing buildings and uses.* Where a building existed at the effective date of this article, such building may be modernized, altered or repaired, provided there is no increase in floor area or capacity and there is no change of occupancy, without providing the required parking facilities.

Where a building or use, which existed at the effective date of this article, is enlarged in floor area, volume, capacity or space occupied, off-street parking facilities as specified herein shall be provided for the additional floor area, volume, capacity or space so created or so occupied.

Where a building or use, which existed at the effective date of this article, is changed in use or occupancy, additional off-street parking facilities shall be provided to the extent that the off-street parking required by this article for the new use or occupancy exceeds the off street parking which would have been required for the previous use or occupancy had the regulations of this article been applicable thereto. For the purposes of this article a change of use or occupancy shall mean a change from one category of off-street parking requirements to another such category.

It shall be unlawful for an owner or operator of any building, structure or use affected by this article to discontinue, reserve, change or dispense with, or to cause the discontinuance or reduction of the required parking facilities apart from the discontinuance, sale or transfer of such structure or use, without establishing alternative vehicle parking facilities which meet the requirements of this article. It shall be unlawful for any person to utilize such building, structure or use without providing the off-street parking facilities to meet the requirements of and be in compliance with this article.

- (c) Any change to the off-street parking requirements of this article may cause uses to become nonconforming. Notwithstanding anything to the contrary in this article, uses made nonconforming as a result of a change to the off-street parking requirement may continue (but may not expand or enlarge) so long as the use is not abandoned or is not discontinued for a period of six (6) months or more, and so long as there is no damage to or destruction of the structure where the use is located to an extent of more than fifty (50) percent of the structure's replacement costs at the time of its damage or destruction.
- (d) *Out-parcels.* Outparcels, not adjacent to a common pedestrian way or common wall of a planned shopping center, and improvements thereon shall satisfy those parking requirements set forth in this section for specific use to be made of the out-parcel.
- (e) *Proximity of off-street parking.* Required off-street parking spaces shall be located on the same parcel they are intended to serve. As an alternative, they may be located on a separate parcel not more than 300 feet from the use they are intended to serve provided that a cooperative parking plan is approved by the City Council.
- (f) In the event a frontage or service roadway is provided to serve a use requiring off-street parking by the terms of the ordinance and on-street parking is provided in conjunction with such a roadway, the parking spaces thus provided shall be considered as supplying the required off-street parking to the extent that they meet such requirements. Credit shall only be given for those parking spaces which are contained between the extension of the side property lines of the parcel on which the use is located.
- (g) *Parking plan required.* A parking plan shall be provided with all applications for development approval which shall clearly and accurately designate the required parking spaces, required landscaped areas and planter islands, access aisles and driveways and the relationship of the parking to the uses or structures the spaces are intended to serve.
- (h) *Required handicapped spaces.* Parking spaces for disabled persons shall be provided in accordance with Chapter 553, Part II, of the Florida Statutes, as amended from time to time.

Handicapped spaces may be counted toward meeting the minimum off-street parking requirements.

(i) Size and character of required parking. The following design requirements shall be observed for off-street parking:

(1) Size. Each parking space required and provided pursuant to the provisions of this article shall be not less than nine feet in width and 18 feet in length with a wheel stop when not adjacent to a landscape median or other pervious area and shall be nine feet in width and 16 feet in length with a curb when adjacent to a landscape median or other pervious area. See Table 8-1.

**MINIMUM SPACE REQUIREMENTS
AT
VARIOUS PARKING ANGLES FOR SELF-PARKING FACILITIES**

Table 8-1

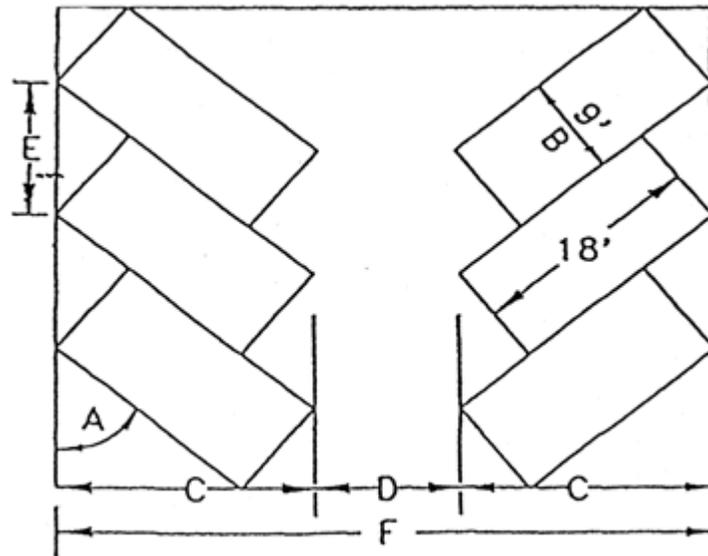
A Parking Angle	B Stall Width	C Stall Depth		D Aisle Width	E Curb Length	F Overall	
		*	**			*	**
		30'	9.0'			18.0'	16.0'
45'	9.0'	18.0'	16.0'	12'	12.7'	48.0'	44.0'
60'	9.0'	18.0'	16.0'	20'	10.4'	56.0'	52.0'
90'	9.0'	18.0'	16.0'	24'	9.0'	60.0'	56.0'

Note:

* When not adjacent to landscape median or other pervious areas

** When adjacent to landscape median or other pervious areas

FIGURE 8-1



- (2) Striping. All parking spaces shall be divided with painted lines except for single-family homes, zero lot line developments, townhouses and duplexes where the parking spaces are on-site or as otherwise permitted in this article with standards as set forth by the city engineer.
- (3) Accessibility. In all zoning districts, the width of access aisles and driveways shall be in conformance with the standards set forth in Table 8-1. Each space shall be accessible without driving over or through another parking space. Back-out parking onto any public right-of-way is only permitted in RS zoned properties.

For buildings having more than fourteen thousand (14,000) gross square feet area and/or more than seventy (70) feet deep or two hundred (200) feet long, and for buildings having two (2) or more retail stores in depth, the required off-street parking spaces for theater, office, restaurant, and retail store uses shall not be located adjacent to both the front and rear of the buildings. The front or rear of such stores shall be designated to provide accessibility for firefighting apparatus with such fire access lanes to be located where approved by the fire chief and with such access lanes to be marked as provided in the Plantation Fire Protection Code. Nothing herein shall preclude the temporary loading or unloading of attended vehicles.

- (4) Angle and orientation. Parking stalls abutting the same continuous drive aisle shall have the same angle and orientation. Drive aisles shall be one-way only when less than 20 feet wide or which abut parking stalls with angles less than 90 degrees. Parking stall angles and drive aisle direction of flow may change only when the drive aisle is interrupted by a circulation drive or structure.
- (5) Composition. Parking facilities, including access aisles and driveways shall be composed of a hard dust free surface such as brick pavers, asphalt or concrete and maintained in a smooth, well-graded condition with standards set-forth according to the city engineer.
- (6) Drainage. All off-street parking facilities may not be drained to adjacent parcels without the recordation of appropriate drainage easements and agreements. Such drainage facilities shall be arranged for convenient access and safety of pedestrians and vehicles with standards set forth by the city engineer.
- (g) Directional signage. Off-street parking facilities, including access aisles and driveways, shall be marked according to city standards.
- (h) Parking setback. The edge of all parking pavement and access roads (not including driveway connections to a street) shall be set back a minimum of 20 feet from the right-of-way of all major streets, and a minimum of 12.5 feet from the right-of-way of all other streets and shall be landscaped in conformance with this Code.
- (i) Landscaping of off-street parking. Parking structures and surface parking lots shall be landscaped in accordance with Article X of this Code.

Sec. 27-93 – Grassed overflow parking (Reserved)

Parking areas for churches which are not used more than three (3) times per week may be grassed for parking areas and parking lanes, but not for general access roads or circulation roads, provided the grass is planted on soil prepared and maintained according to the city's specifications.

Sec. 27-94 – Amount of off-street parking

The minimum number of parking spaces to be provided and maintained for each use or occupancy shall be as follows:

(a) Residential

**Table 8-2
Residential Parking Requirements**

USE TYPE	MINIMUM NUMBER OF PARKING SPACES	
SINGLE FAMILY		
Single-family (8,500 sf. or more)	4 per DU* (2 in a garage)	
Single-family (Less than 8,500 sf.)	3 per DU* (1 in a garage or carport)	
Mobile home	2 per Mobile Home, may be in tandem	
Short-term vacation rentals	1 per sleeping unit	
MULTI-FAMILY		
Duplex (two-family)		
Efficiency/Studio	1.5 per DU	
1 Bedroom	1.75 per DU	
2 Bedroom	2.25 per DU	
3 Bedroom or more	2.5 per DU	
Townhome (2 bedroom or less)	2 per DU + 1 in a garage	
Townhome (3 bedroom or more)	2 per DU + 1 in a garage	
Guest Spaces	¼ space per unit	
GROUP LIVING		
Dormitories, sororities, fraternities	1 per two beds	
Sanitariums; convalescent homes; rest homes; nursing homes; homes for the aged; asylums; orphanages and similar welfare institutions: Assisted living facility	1 per 4 beds	

Community residential home (group home)	1 per 4 beds	
Room houses, lodging houses, boarding houses	1 per sleeping unit	

Note:

* See supplemental parking regulations for additional requirements.

(b) *Commercial*

**Table 8-3
Commercial Parking Requirements**

USE TYPE	MINIMUM NUMBER OF PARKING SPACES	
ANIMAL CARE USES		
Animal grooming	1 per 500 sq. ft.	
Pet hotel/kennel	1 per 250 sq. ft. (excluding exercise areas)	
Pet shop	1 per 300 sq. ft.	
Veterinary/animal clinic	1 per 500 sq. ft.	
BUSINESS SUPPORT SERVICES		
Business Service Center	1 per 300 sq. ft.	
Employment Agency	1 per 300 sq. ft.	
Parcel services	1 per 300 sq. ft.	
Telephone call center		
Travel Agency	1 per 300 sq. ft.	
COMMERCIAL OR MEMBERSHIP RECREATIONAL/ENTERTAINMENT USES		
Amusement Arcade	1 per 400 sq. ft.	
<i>Commercial; recreational and amusement establishments involving the assembling</i>	1 per 200 sq. ft of area involved in such use	

<i>of persons and not governed by any other provision:</i>		
Arenas, Stadiums, gymnasiums amphitheaters	1 per 4 seats	
Auditoriums, theatres and assembly halls	1 per 4 seats, plus 1 per 40 sq. ft. of floor area for moveable seats.	
Bowling Alleys	4 per lane plus amount for restaurant/food sales/ bars	
Skating rinks	1 per 200 sq. ft.	
Golf Course	1 per 300 sq ft of indoor area + 1 per hole	
Golf driving range	1 per 300 sq ft of indoor area + 1 per hole	
Miniature Golf	2 per hole	
Movie theatres	1 per 3 seats*	
Racquet sports facility	3 per court	
Sportcenters (Fitness Centers/gym/athletic club)	1 per 150 sq. ft*	
Other indoor commercial recreation/ entertainment use	1 per 200 sq. ft.	
Other outdoor commercial recreation/ entertainment use	1 per 200 sq. ft.	
Gymnasiums with stadium seating; race tracks, frontons; stadiums; sports areas:	1 per 4 seats, or 1 per 200 gross sq. ft. of gross floor area; whichever is greater.	
Instruction of fine arts, sports, recreation, dance, music, theater, self- defense	1 per 300 sq. ft. gross floor area	
Dance Halls	1 per 50 sq. ft. gross floor area	
EATING AND DRINKING ESTABLISHMENTS		
Bars (stand alone, restaurant or hotel)	1 per 4 seats*	
Banquet hall/ hall for hire	1 per 4 seats* or 1 space per 40 sq. ft. for moveable seats	
Restaurant	1 per 4 seats*	
Restaurant bar	1 per 4 seats*	
Restaurant entertainment facility	1 per 60 sq. ft.	
MOTOR VEHICLE SALES AND SERVICE USES		

Automobile paint and body shop	1 per 500 sq. ft.	
Auto parts sales	1 per 300 sq. ft.	
Automobile repair and maintenance facility(garage)	4 per bay plus 1 per 200 sq. ft. gross floor area devoted to waiting room, office, display	
Car wash/auto detailing	1 per 500 sq. ft.	
Gasoline filling station	2 spaces + 1 per gas pump	
Motorcycle dealership	1 per 200 sq. ft., plus 6 motorcycle parking spaces*	
New automobile and light truck sales	1 per 200 sq. ft. of indoor/outdoor sales display and office area; 1 per 500 sq. ft. fenced in storage area; 2.5 spaces per auto repair bay	
Used automobile and light truck sales	1 per 200 sq. ft. of indoor/outdoor sales display and office area, plus 1 per 500 sq. ft. fenced in storage area	
Automobile and light truck rental	1 per 400 sq ft of indoor sales display area and office space	
Muffler/transmission sales/installation	1 per 500 sq. ft.	
Tire sales and mounting	1 per 500 sq. ft.	
OFFICE USES		
Business/professional administrative offices	1 per 250 sq. ft*	
Business/professional administrative offices (within shopping center)	1 per 250 sq. ft**	
Contractor's office	1 per 400 sq. ft.	
RETAIL SALES AND SERVICES – PERSONAL SERVICES		
Art, music dance studio	1 per 300 sq. ft.	
Bank or financial institution	1 per 300 sq. ft.	
Check cashing or payday loan store	1 per 300 sq. ft.	
Dry cleaning or laundry drop-off establishment	1 per 300 sq. ft.	
Funeral home or mortuary	1 per 4 seats (25 spaces minimum)	
Laundromat	1 per 300 sq. ft.	
Lawn care, pool, or pest control service	1 per 300 sq. ft.	
Massage establishments	1 per 150 sq. ft.	

Pawnshop	1 per 300 sq. ft. (Only for legally grandfathered in pawnshops)	
Personal and household goods repair establishment	1 per 300 sq. ft.	
Personal services establishment	1 per 300 sq. ft.	
RETAIL SALES AND SERVICES – RETAIL SALES		
Antique Sales	1 per 300 sq. ft.	
Art gallery	1 per 300 sq. ft.	
Auction house	Use assembly hall	
Book or media shop	1 per 300 sq. ft.	
Resale boutique / Consignment boutique	1 per 300 sq. ft.	
Grocery or convenient Store	1 per 200 sq. ft.	
Drugstore or pharmacy	1 per 300 sq. ft.	
Home and building supply center	1 per 300 sq. ft.	
Superstores	1 per 300 sq. ft.	
Liquor store or package store (local)	1 per 300 sq. ft.	
Liquor store or package store (super)	1 per 300 sq. ft.	
Other retail sales establishment	1 per 300 sq. ft.	
Planned Shopping Center (25,000 sq. ft. and under)	Sum of various use parking requirements	
Planned Shopping Center (25,001 sq. ft. to 100,000 sq. ft.)	1 per 225 sq. ft.	
Planned Shopping Center (over 100,000 sq. ft.)	1 per 250 sq. ft.	
SEL-STORAGE USES		
Self-storage facility	1 per 5,000 sq. ft. (dry storage only)* plus 1 space per 250 sq. ft for retail/office area.	
VISITOR ACCOMMODATION USES		
Hotels, motels or apartment hotels	1 per guest room/DU	

Note:

* See supplemental parking regulations for additional requirements.

(c) *Industrial, manufacturing and warehousing.*

Table 8-4

USE TYPE	MINIMUM NUMBER OF PARKING SPACES	
INDUSTRIAL SERVICE USES		
Educational, scientific, or industrial research and development (Research & Testing laboratory)	1 per 500 sq. ft.	
Fuel oil or bottled gas distribution	1 per 400 sq ft of office space	
General industrial service	1 per 400 sq ft of office space	
Heavy equipment establishments	1 per 400 sq ft of office space	
Laundry, dry cleaning, carpet cleaning, or dyeing facility	1 per 1,000 sq. ft. (was 1/500)	
Machine shop	1 per 1,000 sq. ft.	
Metal-working, welding, plumbing, or gas, steam, or water fitting	1 per 1,000 sq. ft.	
Audio or visual recording and production studio	1 per 1,000 sq. ft.	
Printing, engraving or similar reproduction facility	1 per 500 sq. ft.	

Repair of scientific or professional instruments	1 per 1,000 sq. ft	
Tool repair shop	1 per 1,000 sq. ft	
Research and testing laboratories		
Internet or computer related industries	1 per 500 sq. ft.	
MANUFACTURING AND PRODUCTION USES		
Bottling establishments	1 per 500 sq. ft.	
Furniture manufacturing and woodworking	1 per 1,000 sq. ft.	
Food and/or beverage products manufacturing (without slaughtering)	1 per 1,000 sq. ft.	
Manufacturing, assembly, or fabrication, light (Manufacturing and industrial uses)	1 per 500 sq. ft.	
WAREHOUSING AND FREIGHT MOVEMENT USES		
Outdoor storage (as a principal use) (ours has sunsetted – need to look at in ilp)	1 per 1,000 sq ft. of indoor space plus 1 per 5,000 sq ft. of outdoor storage area	
Truck and freight terminal (ours currently says TBD by director of PZED.)(ADDED THIS ELSEWHERE)	1 per 750 sq ft for the first 3,000 sq ft of floor area , then 1 per 2,500 sq ft for additional floor area 7	
Wholesale, warehouse and storage building	1 per 1,000 sq. ft.	
Showroom, wholesale	1 per 1,000 sq ft. of display area	
WHOLESALE USES		
Other wholesale uses	1 per 1,000 sq. ft.	
SEXUALLY ORIENTED USES		
Sexually oriented business		

MEDICAL MARIJUANA USES		
Medical marijuana establishments	1 per 300 sq. ft. gross floor area.	

(d) *Public and institutional.*

Table 8-5

USE TYPE	MINIMUM NUMBER OF PARKING SPACES	
COMMUNITY USES		
Community center	1 per 400 sq. ft., plus 1 per 40 sq. ft. for rooms dedicated to public assembly use	
Libraries	1 per 400 sq. ft.	
Museums	1 per 400 sq. ft.	
Airports	Parking spaces in amount determined by the board to be reasonably adequate to serve the public as customers, patrons and visitors.	
Docks/railroad passenger and freight terminals/ bus depots/ truck terminals	Parking spaces in amount determined by the board to be reasonably adequate to serve the public as customers, patrons and visitors.	
Bathing beaches/ swimming pools	Parking spaces in amount determined by the board to be reasonably adequate to	

	serve the public as customers, patrons and visitors.	
DAY CARE USES		
Daycare (child)	1 per 400 sq. ft.	
Daycare (Adult)	1 per 300 sq. ft.	
EDUCATIONAL USES		
Schools (elementary & middle)	1 per classroom, <u>plus</u> .25 of the additional parking spaces otherwise required by this article for rooms used for public assembly.	
Schools (high)	1 per classroom, <u>plus</u> 1 space per 10 students, <u>or</u> .5 of the additional parking spaces otherwise required by this article for rooms used for public assembly, whichever is greater	
Schools (vocational/trade)	1 per 100 sq. ft. gross floor area	
Schools (Colleges)	1 per classroom, plus .25 of the additional parking spaces otherwise required by this article for rooms used for public assembly	
Schools (business)	1 per 100 sq. ft. gross floor area	
Instruction – fine arts, sports, recreation, dance, music, theater, self-defense.	1 per 300 sq. ft. gross floor area?? Suggestion	
GOVERNMENT USES		
Courthouse facilities	1 per 300 sq. ft.	
Government administrative offices	1 per 200 sq. ft.	
Post office	1 per 400 sq. ft.	
Driver license office		
Government services offices		
HEALTH CARE USES		
Medical/dental offices, clinics	1 per 150 sq. ft.	



Specialty medical facility	1 per 200 sq. ft., plus 1 per 300 sq. ft. for remaining areas.	
Urgent Care facility (24 hour)	1 per 200 sq. ft., plus 1 per 300 sq. ft. for remaining areas.	
General hospital	2 per patient bed	
Specialty hospital	1 per patient bed, plus 1 per 250 sq. ft. of areas not used for beds.	
Medical or dental lab	1 per 500 sq. ft. (our current is 1/150 sf)	
OTHER INSTITUTIONAL		
Houses of worship	1 per 4 seats, plus 1 per 50 sq. ft. in assembly rooms with moveable seats (excludes rooms used for Sunday school classes)	*
Civic clubs	1 per 400 sq. ft. plus the required parking for rooms used for public assembly halls	
Shelter	1 per 5 beds	
Private clubs; lodges; fraternal buildings; union buildings	1 per 400 sq. ft. plus the required parking for rooms used for public assembly halls	
Convention halls/exhibition halls	1 per 4 seats, or 1 per 200 sq. ft. of floor area whichever is greater	

(e) *Supplemental parking regulations.*

- (1) *Single-family and two family (7,500 square feet or more)* - Two (2) side-by-side driveway parking spaces, plus a fully enclosed garage space at least twenty (20) feet deep by twenty-two (22) feet wide designed to accommodate two (2) cars.
- (2) *Single-family and two family (under 7,500 square feet)* - Two (2) side-by-side driveway parking spaces, one (1) of which shall be a carport or fully enclosed garage space providing an interior dimension measuring twenty (20) feet deep by ten and one-half (10½) feet wide.
- (3) Duplex/ two-family -

- (4) *Townhouse (2 bedroom or less)* - Two side-by-side driveway parking spaces, plus one fully enclosed garage space 20 feet deep by 15 feet wide.
- (5) *Townhouse (3 bedroom or more)* - Two side-by-side driveway parking spaces, plus one fully enclosed garage space 20 feet deep by 22 feet wide.
- (6) *Multi-family* - One (1) guest space per five (5) dwelling units shall be provided. Guest spaces shall not be located beyond two hundred (200) feet of the units they serve.

If the parking spaces used in meeting the off-street parking requirement are located in a garage, driveway, or in any other manner which would imply exclusive use by a resident or dwelling unit, a minimum 0.25 additional parking spaces per unit shall be provided with a convenient distance [not to exceed two hundred (200) feet] of the units from which the spaces were calculated.

- (7) *Hotel or Motel* - When other uses are located within and operated in conjunction with the hotel or motel portion of a building, additional off-street parking spaces shall be provided for such other uses as would be required by this section if such uses were separated from the hotel or motel.
- (8) *Motorcycle dealership* - Parking spaces for at least six (6) motorcycles must also be provided on the site. Such spaces shall be the equivalent of spaces associated with three (3) vehicle parking spaces, but each such space shall be divided in half, so that each such space can accommodate two (2) parked motorcycles. Signage and striping of the parking spaces shall also be provided to identify them as restricted to the parking of such vehicles.
- (9) *Nightclubs* - The city is defining a parking requirement for a nightclub in case the zoning law is amended in the future to permit them or in case a nightclub is proposed as a use variance.
- (10) *Sportcenters (fitness centers/gyms)* - If housed in a shopping center which has received an approved mixed-use, planned or shared parking formula, the requirements shall be those as prescribed by the formula. However if the use exceeds twenty (20) percent of the total floor area of the shopping center or two thousand five hundred (2,500) square feet (whichever is less), or if the sportscenter exists as a separate free-standing facility, then one (1) parking space for each one hundred twenty (120) square feet of gross floor area shall be provided. If a sportscenter includes a juice bar, restaurant or similar amenity, the sportscenter shall provide the number of parking spaces otherwise required for each such amenity based on the gross floor area devoted to such use, and any such use shall then be excluded from the parking calculation for the sportscenter use.

- (11) *Office use within planned shopping centers* – when over ten percent (10%) of the gross floor area within a planned shopping center is dedicated for office use, the parking required for a planned shopping center less the area dedicated to office space, plus the parking required for the individual office use as set forth in this article based on the gross floor area dedicated to office use.
- (12) *Cinemas/theatres within planned shopping centers* – The parking required for a planned shopping center set forth pursuant to this article less the area dedicated to theaters or cinemas, plus one (1) parking space for each three (3) seats.
- (13) *Food sales within planned shopping center* - The parking required for a planned shopping center less the gross floor area of buildings used for food sales, plus one (1) parking space for each one hundred fifty (150) square feet of gross floor area of buildings used for food sales (grocery stores).
- (14) *House of Worship* - These requirements shall apply only to auditoriums and chapels and not to rooms used only for Sunday school classes. Parking areas for churches which are not used more than three (3) times per week may be grassed for parking areas and parking lanes, but not for general access roads or circulation roads, provided the grass is planted on soil prepared and maintained according to the city's specifications.
- (15) *Restaurants, fast food restaurants, bars, hotel bars, restaurant bars, etc.:* The parking requirements for hotel bars, bars, restaurant bars, fast food restaurants, high turnover, sit-down restaurants, and low turnover, sit-down restaurants shall be one (1) parking space per each four (4) seats, which parking requirement shall apply regardless of any otherwise available alternative formula such as the planned shopping center parking formula set forth in subsection (35), or a shared parking formula set forth in subsection (36) below. If detailed floor and seating plans are not provided at the time of site plan approval for restaurant or bar uses, one (1) parking space shall be provided for each one-hundred (100) square feet of gross floor area.
- (16) *Self storage warehouse* - Such facilities are authorized to allocated, devote and use up to thirty (30) percent of the parking area otherwise required for the use for the parking and outdoor storage of motor vehicles, watercraft and similar transportation conveyances, provided, however, that all items so stored shall be totally screened, concealed or obscured from view from any location lying outside the facilities' grounds, by landscaping, the facilities' buildings, walls, fences or any combination of the foregoing.
- (17) *Motorcycle dealerships:* Motorcycle spaces shall be the equivalent of spaces associated with three (3) vehicle parking spaces, but each such space shall be divided in half, so that each such space can accommodate two (2) parked motorcycles.

Signage and striping of the parking spaces shall also be provided to identify them as restricted to the parking of such vehicles.

27-95 – Calculating required parking spaces

- (a) Uses not specifically mentioned: The requirements for off-street parking for any unspecified uses in this section shall be determined by the planning, zoning and economic development department.
- (b) Fractional spaces: When units or measurements determining number of required off-street parking spaces result in requirement of fractional space, any such fraction equal to or greater than one-half shall require a full off-street parking space.
- (c) Calculating bedrooms - In addition to interior spaces of dwelling units that are bedrooms, other kinds of interior spaces shall be treated as "bedrooms" for purposes of calculating the required parking. When a room such as a den, study, library, loft, or home office is provided or designated on a plan, such room shall be considered a bedroom for purposes of calculating required parking if the room meets the following criteria: (1) has a minimum seventy (70) square feet in floor area; and (2) is bounded along more than seventy-five (75) percent of its perimeter by vertical walls, partitions or by other types of dividers that serve to define the boundaries of the room.
- (d) Multiple use developments: Except for shopping centers exceeding 25,000 square feet in area, developments containing more than one principal use shall provide parking spaces in an amount equal to the total of the requirements applied to all individual principal uses.
- (e) Shared parking: Parking spaces required under this section may be provided cooperatively for two or more uses in a development or for two or more individual uses, subject to the requirements of this section.
 - (1) Cooperative parking agreements. Off-street parking requirements of a given use may be met with off-site, off-street parking facilities of another use when, and if, all of the following conditions are met:
 - a. The off-site, off-street parking facilities are within 300 feet of the property. In assessing the feasibility of such cooperative parking, the city must find that the off-site parking facility is reasonably located in relation to the use it is

intended to serve, based upon such factors as the type of facility, likely purpose of the trip to the facility, and any physical barriers which must be crossed to reach the use to be served.

- b. The parking demands of the individual uses, as determined by the planning, zoning and economic development director based upon minimum off-street parking requirements, are such that the total parking demand of all the uses at any one time is less than the total parking stalls required;
 - c. A written agreement between the owners and lessees is executed and approved by the city council as provided in subsection (d.), below. The application shall be recorded at the owner's expense and a copy maintained in the project file. Should the lease expire or otherwise terminate, the use for which the off-site parking was provided shall be considered nonconforming and any and all approvals, including conditional use approvals, shall be subject to revocation. Continuation or expansion of the use shall be prohibited unless the use is brought into compliance with the parking regulations of this article;
 - d. An application for approval of a cooperative parking plan shall be filed with the planning, zoning and economic development director by the owner of the entire land area to be included within the cooperative parking plan, the owner or owners of all structures then existing on such land area, and all parties having a legal interest in such land area and structures. Sufficient evidence to establish the status of applicants as owners of parties in interest shall be provided. The application shall include plans showing the location of the uses or structures for which off-street parking facilities are required, the location of the off-street parking facilities, and the schedule of times used by those sharing parking in common; and
 - e. Pursuant to the same procedure and subject to the same limitations and requirements by which the cooperative parking plan was approved and registered, any such plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under such plan comply with all the conditions and limitations of the plan, and all land and structures withdrawn from such plan comply with the regulations of this article.
- (2) Shared parking. Developments that contain a mix of uses on the same parcel, as set forth in Table 8-6, may reduce the amount of required parking in accordance with the following methodology:
- a. Determine the minimum parking requirements in accordance with Table 8-6 for each land use as if it were a separate use;

- b. Multiply each amount by the corresponding percentages for each of the five time periods set forth in Columns (B) through (F) of Table 8-6;
- c. Calculate the total for each time period; and
- d. Select the total with the highest value as the required minimum number of parking spaces.
- e. The provision of this subsection shall not result in a reduction by more than twenty (20) percent of the requirement which would apply in the absence of this subsection.

Table 8-6
Shared Parking Standards

(A) Uses	Weekday			Weekend	
	(B) Night Midnight - 6 a.m.	(C) Day 9 a.m. - 4 p.m.	(D) Eve 6 p.m. - Midnight	(E) Day 9 a.m. - 4 p.m.	(F) Eve 6 p.m. - Midnight
Office	5%	100%	10%	10%	5%
Comm. - Retail (Non-office)	5%	70%	90%	100%	70%
Hotel	70%	70%	100%	70%	100%
Restaurant (no take-out)	10%	50%	100%	50%	100%
Ent. / Recr. (Theaters, bowling alleys, etc.)	10%	40%	100%	80%	100%
Conference Facility (auditoriums, assembly halls)	0%	100%	80%	70%	0%

(e) Alternative parking plan/Parking Study. The City Council shall approve any alternative parking plan that proposes alternatives to providing the minimum number of off-street parking spaces required by Section 27-94. The alternative parking plan shall be submitted with an application for site plan approval (Section 27-51) or zoning certificates of use (Section 27-61), as appropriate. Additional fees may be assessed to cover the City’s additional costs in reviewing alternative parking plans and any subsequent parking agreements.

(f) Measurements:

(1) For the purposes of this chapter, gross floor area shall mean the floor area inside of the exterior walls excluding elevators, stair wells, common corridors, trash rooms, common lobbies, common rest rooms, meter rooms ancillary power equipment rooms. In hospitals, bassinets shall not count as beds. In stadiums, sport arenas, places of worship and other places of assembly in which occupants utilize benches, pews or other similar seating facilities, each 20 linear inches of such seating shall be counted as one seat for the purpose of computing off-street parking requirements.

- (2) In outdoor display areas for vehicle sales or rental, only areas designated for vehicle parking shall be measured. Driveway aisles and landscaped medians are not intended to be included in the measured area.

(g) Parking garages:

- (1) Each parking space shall be directly accessible from a parking aisle. Tandem spaces designed to be located one (1) space behind the other, which are accessible from only one (1) direction, are prohibited.
- (2) Two-way drive aisles shall be a minimum of twenty-five (25) feet for ninety (90) degree angle parking. Two-way drive aisles in parking garages (regardless of whether the drive aisle abuts or does not abut parking spaces) shall be permitted to obtain a waiver to reduce aisle width to twenty-four (24) feet. **A waiver variance request to reduce drive aisle width** below twenty-four (24) feet shall be accompanied by a parking study signed and sealed by a Florida registered professional licensed engineer demonstrating that, under the circumstances presented, the reduction will not result in unsafe turning movements or driving geometry, and the affected area's planned layout will comfortably accommodate movements and driving geometry.
- (3) Access aisles for sixty (60) degree angle parking shall be one-way only and shall be a minimum of twenty (20) feet in width. Access aisles for forty-five (45) degree or thirty (30) degree parking shall be one-way only and shall be a minimum of fifteen (15) feet in width.
- (4) Parking spaces next to walls or columns shall be ten (10) feet wide by eighteen (18) feet deep.
- (5) Columns shall be setback at least three (3) feet from the entrance to a parking space.
- (6) Maximum ramp grades abutting a parking space shall not exceed 6.67 percent or the maximum otherwise provided in the Florida Building Code.
- (7) Maximum speed ramp grades (not abutting a parking space) shall not exceed twelve (12) percent. A grade difference of eight (8) percent or more shall require transition slope so vehicles do not bottom out. A minimum 10'-0" long transition slopes shall be provided at the top and bottom of the ramp. Each transition slope shall be one-half of the differential slopes of the ramp. For instance, two (2) 10'-0" transition ramps sloped at 6.0 percent would be required at the bottom and the top of a ramp sloped at

12.0 percent. Entry/exit areas that have parking control equipment shall have a maximum three (3) percent slope.

- (8) Minimum ground floor clear vertical clearance shall be at least fourteen (14) feet when providing access to sanitation or delivery vehicles. Minimum vertical clearance shall be compliant with Accessibility Codes and the Florida Building Code when providing handicapped vehicle access. When not providing access to sanitation, delivery, or handicapped vehicles, minimum vertical clearance shall be seven (7) feet or other minimum as required by the Florida Building Code. Clear vertical clearance shall be measured from the bottom of the lowest ceiling structural member (i.e., beam), appurtenance (i.e., piping), or clearance device (i.e., marker or bar suspended to identify minimum clearance), whichever is lowest.
- (9) ~~For floors other than the ground floor, minimum clear vertical clearance shall be at least seven (7) feet or other minimum as required by the Florida Building Code. Clear vertical clearance shall be measured from the bottom of the lowest ceiling structural member (i.e., beam), appurtenance (i.e., piping), or clearance device (i.e., marker or bar suspended to identify minimum clearance), whichever is lowest.~~

Sec. 27-96 - Use of permitted facilities.

- (a) Permitted use. Parking spaces approved in accordance with this article may be used for the intermittent parking of licensed motor vehicles of employees, occupants, owners, tenants or customers utilizing the building or use served by said required parking space. Supplemental parking (parking facilities provided but not required) may be used for any purpose related to the use of the building it serves, subject to the conditions hereinafter set forth. Parking may be used for any purpose related to the use of the building it serves, subject to the conditions hereinafter set forth.
- (b) Limitations on use of required parking facilities. The following uses and activities shall not be permitted in required parking facilities:
- (1) Parking to serve an off-site building unless in accordance with a cooperative parking plan or unity of title approved by the city in accordance with this chapter.
 - (2) Storage, repair or display of any vehicles, equipment or merchandise, except as may be approved by the city through a temporary use permit.
 - (3) Parking of vehicle, which, due to its size, shape, contents or location creates an obstruction or public safety hazard, or which cannot be contained within a single designated parking space.

- (4) Vehicles shall be required to park on paved or stabilized alternative parking surfaces approved by the City Engineer. Parking shall be prohibited in all other areas.
- (c) *Assigned covered spaces in certain office park developments.* In an effort to allow for amenities within office park developments, the city wishes to establish parking deviations to allow for assigned covered parking spaces where permitted office use is located. Those uses shall enjoy the deviation set forth below:
- (1) The parking requirement for uses is established elsewhere in this Code. When the exclusive use of the site is for office, the covered parking spaces may count for up to fifteen (15) percent of the required parking.
 - (2) Assigned covered parking spaces shall not be available for properties which received a parking variation as part of a timely received, executed, confirmed as effective and implemented certificate of conformity in accordance with Ordinances Nos. 2022 and 2187, property which received a parking variation pursuant to section 27-617, of the City Code, pertaining to nonconformities associated with the expansion of state roads within the State Road 7 SPI-2 district, or properties which have been granted waivers, variations, or deviations which allowed for a reduction in required parking greater than five (5) percent of the existing parking requirement.
 - (3) Uses other than office use will not be allowed to take advantage of the parking deviations set forth above.
 - (4) Pole signage indicating said assigned covered parking is reserved or designated for specific users is prohibited; however, painted wheel stops or curbs are permitted.
 - (5) Covered parking shall be located in a manner, which does not unreasonably restrict the use of the off-street parking facilities by occupants, employees, visitors, or patrons.
 - (6) The location and structures associated with assigned covered parking may be reviewed at the time of initial site plan approval or by the plan adjustment committee for offices which desire assigned covered parking.
 - (7) Design approval required.
 - a. Before any building permit is issued for assigned covered parking structures, drawings shall be submitted to city council or the plan adjustment committee for review and approval.
 - b. The drawings will be reviewed for acceptable design of site layout and building material.

- c. If the approval is granted the building permit must be in accord with conditions imposed **by the PAC or city council.**

Sec. 27-97 - Off-street loading.

- (a) General provisions. Adequate space for loading and unloading of materials, goods or things, and for delivery and shipping, shall be provided and maintained on the same plot as the building which it serves.

Where any structure is enlarged or any use is extended so that the size of the resulting occupancy comes within the scope of this section, the full amount of off-street loading space shall be supplied and maintained for the structure or use in its enlarged or extended size. Where the use of a structure or land or any part thereof is changed to a use requiring an off-street loading space, such space shall be supplied and maintained to comply with this section.

- (b) Dimensional standards for loading spaces. For the purposes of this section, each loading space shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading space size that presumptively satisfies loading space needs is at least 10 feet wide and 25 feet long with fourteen foot vertical clearance. The planning, zoning and economic development director may require a larger loading space or allow a smaller loading space on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met.
- (c) Location of loading areas. Where possible, loading areas shall be located to the rear of the use they serve. The loading area shall be located adjacent to the building's loading doors, in an area that promotes its practical use. The loading area shall be located and designed so vehicles using them can maneuver safely and conveniently to it from a public street and complete loading without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.
- (d) Specifications. The following minimum conditions shall apply; additional conditions may be imposed as part of a conditional use or final site plan approval. Off-street loading spaces shall be provided and maintained in accordance with the following schedule:

**Table 8-7
Minimum Number of Off-Street Loading Spaces**

Gross Floor Area	Minimum Number of Loading Spaces
INSTITUTIONAL AND COMMERCIAL USES OTHER THAN OFFICE BUILDINGS	
At least 20,000 sq ft but less than 50,000 sq ft	1
At least 50,000 sq ft but less than 75,000 sq ft	2
At least 75,000 sq ft but less than 120,000 sq ft	3
At least 120,000 sq ft but less than 200,000 sq ft	4
At least 200,000 sq ft	4 + 1 per 90,000 sq ft GFA above 200,000 sq ft GFA or major fraction thereof
OFFICE BUILDINGS	
At least 100,000 sq ft	1 per 100,000 sq ft GFA or major fraction thereof
INDUSTRIAL USES	
At least 10,000 sq ft but less than 25,000 sq ft	1
At least 25,000 sq ft but less than 40,000 sq ft	2
At least 40,000 sq ft but less than 60,000 sq ft	3
At least 60,000 sq ft	3 + 1 per 50,000 sq ft GFA above 60,000 sq ft GFA or major fraction thereof

NOTES:

1. See Part 2 (Principal Uses) of Article 4: Use Standards.

Sec. 27-98 – Drive-through service.

Businesses that provide a drive-through service are required to provide drive-through service lane or lanes, whether for stacking or queuing, as separate and distinct lanes from the circulation lanes necessary for entering or exiting the property. Each drive-through lane shall be separated from other on-site lanes. Each such drive-through lane shall be curbed, striped, marked or otherwise distinctly delineated. A separate and distinct escape lane shall be provided. Neither a lane otherwise necessary for site circulation nor a public street or alley shall be counted as an escape lane. Drive-through lanes and escape lanes shall not conflict, or otherwise hamper access, to or from any parking space. Pedestrian walkways shall be clearly separated from drive-through lanes.

- (a) Specifications. Stacking spaces necessary for the provisions of drive-through lanes shall be determined using the following table:

**Table 8-8
Drive-Through Service Stacking Requirements**

Type of Facility	Inbound Vehicles	Outbound Vehicles
Drive-in bank	4 spaces per service position	1 space per service position
Drive-in beverage, food sales	6 spaces per service position	1 space per service position
Dry cleaning or laundry drop-off	3 spaces per service position	1 space per service position
Attendant car wash	5 spaces per service to wash line	4 spaces
Automatic car wash	4 spaces per service position	1 space per service position
Automatic car wash as an accessory use	3 spaces per service position	1 space per service position
Service station	2 spaces per service position	1 space per service position
Gatehouse (residential)	5 spaces	1 space
Valet parking for residential uses	10% of total parking capacity of the facility up to a maximum of 5 spaces	1 space

Valet parking for non-residential uses	10% of total parking capacity of the facility up to a maximum of 8 spaces	1 space
Other	Uses not specifically listed are determined by the planning, zoning and economic development director based on standards for comparable uses, or alternatively based on a parking demand study.	

A stacking space is hereby defined as being 22 feet in length. Inbound stacking requirements shall be counted from the first stopping point. Out-bound stacking requirements shall be counted from the last stopping point.

Sec. 29-99 – Electric vehicle charging stations.

Up to ten percent of the required number of off-street parking spaces may be used and designated as electric vehicle (EV) charging stations, subject to The planning, zoning and economic development director shall have authority to approve the use and designation of additional required parking spaces as electric vehicle charging stations, provided that such additional spaces shall count as only one-half of a parking space when computing the minimum number of parking spaces required. Parking spaces used as electric vehicle charging stations shall consist as one or more group(s) of contiguous spaces located where they can be readily identified by electric vehicle drivers (e.g., through directional signage), but where their use by non-electric vehicles is discouraged (e.g., not in locations most convenient to the entrances of the buildings served).

Sec. 29-100 – Valet and tandem parking.

An alternative parking plan may propose to use valet and tandem parking to meet a portion of the minimum number of off-street parking spaces required for a development in accordance with the following:

(a) Number of Valet or Tandem Spaces.

- (1) All uses, except hotels, may designate a maximum of 75% of the total number of required off-street parking spaces as valet parking. The valet spaces may be tandem.
- (2) Hotels may designate a maximum of 100% of the total number of required off-street parking spaces as valet parking. The valet spaces may be tandem.

(b) Drop-Off and Pick-Up Areas. The development shall provide a designated drop-off and pick-up area in compliance with the following standards:

- (1) The drop-off and pickup area shall be in compliance with Table 8-8, Drive-through Service Stacking Requirements.
 - (2) The drop-off and pick up area may be located adjacent to the building served, but may not be located in a fire lane or where its use would impede vehicular and/or pedestrian circulation or cause queuing in a public street or internal drive aisle serving the development.
- (c) Valet Parking Plan. The alternative parking plan requesting valet shall include, but not be limited to, the following:
- (1) Identification of the type and nature of the use for which the valet service is being provided;
 - (2) The location of the valet parking and self-parking spaces, including how the valet parking area shall be isolated from use by the general public.
 - (3) The pick-up and drop off area(s);
 - (4) A site traffic circulation plan; and
 - (5) The number of parking attendants (and any other personnel) needed to operate the valet service.
- (d) Valet Parking Agreement. Valet parking may be established and managed only in accordance with a valet agreement. The agreement shall include provisions ensuring that a valet parking attendant will be on duty during hours of operation of the uses served by the valet parking, except for residential and hotel/extended stay uses, which shall provide valet parking attendants 24 hours a day. The agreement shall also include a legal description of the parcel where parking will be located and states the number of parking spaces utilized for valet parking. The agreement shall be submitted to the planning, zoning and economic development director, who shall forward it to the city attorney for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded with the Broward County Records Division before issuance of a certificate of occupancy or business tax receipt for any use to be served by the valet parking. The agreement shall be considered a restriction running with the land and shall bind the heirs, successors, and assigns of the landowner.

Sec. 29-101 – Reduced parking requirements for parking demand reduction strategies.

The minimum number of parking spaces required in Section 27-94 may be reduced through implementation of one or more of the following strategies for reducing parking demand.

- (a) Transit Accessibility. The planning, zoning and economic development director may authorize up to a 15 percent reduction in the minimum number of off-street parking spaces required by Tables 8-2 through 8-5 for uses located within 1,000 feet of a bus or rapid transit stop.
- (b) Transportation Demand Management. The planning, zoning and economic development director may, through approval of a Transportation Demand Management (TDM) plan, authorize up to a 15 percent reduction in the minimum number of off-street parking spaces required by Tables 8-2 through 8-5 for nonresidential or mixed-use developments having a floor area of at least 25,000 square feet, in accordance with the standards below.
 - (1) TDM Plan Requirements. The TDM plan shall include facts and/or projections (e.g., type of development, proximity to transit and/or other multi-modal systems, anticipated number of employees and/or patrons, minimum parking requirements) and indicate the types of transportation demand management activities that will be instituted to reduce single-occupant vehicle use and reduce traffic congestion.
 - (2) Transportation Demand Management Activities. The TDM plan shall provide at least three of the following transportation demand management activities:
 - a. Establishment of a development-specific website that provides multi-modal transportation information such as real-time travel/traffic information, bus schedules and maps, and logging of alternative commutes (e.g., bicycle, pedestrian, carpool, and vanpool).
 - b. Written disclosure of transportation information and educational materials to all employees.
 - c. Formation of transportation demand reduction programs such as carpooling, vanpooling, ridesharing, guaranteed ride home, teleworking, and shuttle service programs.
 - d. Creation of a Preferential Parking Management Plan that specifically marks spaces for registered carpool and/or vanpool vehicles that are located near building entrances or in other preferential locations.
 - e. Institution of off-peak work schedules that allow employees to arrive and depart at times other than the peak morning commute period (defined as 7:00 a.m. to 9:00 a.m.) and peak evening commute period (defined as 5:00 p.m. to 7:00 p.m.).

- f. Establishment of an office, staffed by a transportation coordinator that makes transportation and ride-sharing information available to employees, residents, and nonresidents.
- g. Any other transportation demand management activity as may be approved by the planning, zoning and economic development director as a means of complying with the parking reduction provisions of this subsection.

(3) TDM Program Coordinator.

- a. The applicant shall appoint a TDM program coordinator to oversee transportation demand management activities.
- b. The TDM program coordinator shall be a licensed engineer or a traffic consultant that is also qualified or trained TDM professional.
- c. The TDM program coordinator shall be appointed prior to issuance of a building permit or certificate of occupancy for the buildings to be served by the transportation demand management program.

(4) TDM Annual Report.

- a. The TDM program coordinator shall submit to the planning, zoning and economic development director an annual report that details implementation of the approved TDM plan. The report may include, but is not limited to, the following:
 - 1. A description of transportation demand management activities undertaken;
 - 2. An analysis of parking demand reductions based on employee and/or resident use of ridership programs or alternative transportation options;
 - 3. Changes to the TDM plan to increase transit ridership and other commuting alternatives; and
 - 4. The results of an employee transportation survey.
- b.. A copy of the approved TDM plan shall be recorded with the Broward County Records Division before issuance of a zoning certificate of use or zoning compliance permit for the development to be served by the plan. The TDM

plan shall be recorded against the property, and the applicant and/or successors of interest in the property shall be responsible for implementing the plan in perpetuity.

- (5) Amendments. The planning, zoning and economic development director may approve amendments to an approved TDM plan following the same process required for the initial approval.
- (6) Parking Required if TDM Terminated. If the applicant and/or successors in interest in the property covered by the TDM plan stop implementing the plan or fail to submit a TDM annual report to the planning, zoning and economic development director in a timely fashion, the TDM plan shall be considered terminated. Any such termination of the TDM plan does not negate the parties' obligations to comply with parking requirements and thus shall constitute a violation of this Code. No use served by the TDM plan may be continued unless another TDM plan is approved or all required off-street parking spaces are provided in full in accordance with this section.
- (c) Special Facilities for Bicycle Commuters. The planning, zoning and economic development director may authorize up to a five percent reduction in the minimum number of off-street parking spaces required by Tables 8-2 through 8-5 for developments that provide both of the following:
 - (1) Enclosed (indoor or locker) and secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided; and
 - (2) Shower and dressing areas for employees.
- (d) Other Eligible Alternatives. The planning, zoning and economic development director may authorize up to a ten percent reduction in the minimum number of off-street parking spaces required by Tables 8-2 through 8-5 in exchange for any other strategy that an applicant demonstrates will effectively reduce parking demand on the site of the subject development, provided the applicant also demonstrates that the proposed development plan will do at least as good a job in protecting surrounding neighborhoods, maintaining traffic-circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street parking standards.