

## UNIFIED LAND DEVELOPMENT CODE

### 3.03.00 Off-Street Parking And Loading

#### 3.03.01 Applicability

This Section shall apply to all new construction requiring off-street parking, and existing nonconforming parking facilities, if on-site renovation, construction or repair exceeds 50 percent of the assessed value of the property.

#### 3.03.02 Number of Required Spaces

In R1A, a minimum of three off-street parking spaces are required for every residential unit. In all other residential districts, a minimum of two off-street parking spaces are required for every residential unit. One additional car parking space shall be provided for each secondary dwelling unit (garage apartment). Off-street parking shall be surfaced in a stable manner and shall have vehicular access to a dedicated public street or alley.

- (A) *Number Of Required Spaces.* In all districts, off-street parking shall be provided as set forth in the following Table of Required Parking Spaces.
- (B) *Off-Street Parking for the Physically Disabled.* All development covered by 316.1955-1956, F.S., shall provide parking for the physically disabled pursuant to the requirements of those sections. In addition, all residential developments with greater than 25 required parking spaces shall comply with the requirements of 316.1956, F.S.
- (C) *Exceptions to Off-street Parking Spaces Required for uses in Historic Structures.* Upon approval of a site plan by the Development Director, off-street parking may be waived or reduced, provided the following determinations are made:
- (1) Construction of the required spaces on-site would prevent the continuous development of a compact and coordinated row of commercial buildings fronting on an already established commercial block or shopping area;
  - (2) The required spaces cannot be reasonably provided. In residential zoning districts and in conjunction with historic structures, parking may be allowed on the street, if the character of the neighborhood is not altered.
  - (3) The principal building and use proposed is not designed or oriented to providing sales or services to persons remaining in vehicles;

(4) Construction of the required space would detract from the overall shopping desirability of the adjoining buildings and premises and would result in the incompatible mixing of vehicles, buildings and pedestrian shoppers.

(D) Front setbacks of less than 25 feet in commercial and professional districts do not allow for pull-in parking and is prohibited. All parking must be in the rear or on the side of the building(s).

**Table 3.4 Required Parking Spaces**

Land Use and/or Building Type	Per Unit	Per 1,000 SFGFA* or SFGLA**	Per Student/Member Seat/Employee/Etc.
<b>Residential, Group Care and Lodging</b>			
R1A district Single family dwelling unit	3.0		
Single family dwelling unit in all other districts	2.0		
Secondary dwelling unit (e.g. garage apt.)	1.0		
Duplexes	2.0		
Multifamily units	1.5		
Adult congregate living facility	0.7		
Bed and Breakfast inn, per room rented			1.0
Plus one space for owner			2.0
Boarding house, per room rented			1.0
Plus one space for Resident Manager			2.0
Hospital, per bed			2.0
Hotel and motel	1.1		
Plus per Resident Manager	1.0		
Plus per Restaurant Seat	0.2		
Nursing home, per bed			0.7
<b>Commercial, Professional and Office Uses</b>			
Antique store, per 100 s.f. of building		0.8	
Auto, Boat or Truck establishments, per 100 s.f. of building			0.5
Plus per regular employee			1.5
Bank with drive-through		3.0	
Banks without drive-through		2.5	
Bowling alley, per lane			4.5
Building materials establishments, per 100 s.f. of building			0.6

Land Use and/or Building Type	Per Unit	Per 1,000 SFGFA* or SFGLA**	Per Student/Member Seat/Employee/Etc.
Plus per regular employee			1.5
Fast food restaurant with drive-in, per seat			0.5
Furniture store		1.5	
Convenience store, per 100 s.f. of building			0.8
General retail sales		4.0	
Laundry & dry cleaning plants, per regular employee			2.0
Medical, dental, optical, chiropractor office		3.0	
Medical clinic and professional buildings		4.5	
Office (less than 3,000 SFGFA)		3.0	
Office (more than 3,000 SFGFA)		2.5	
Putt-putt golf, per hole		14	0.03
Restaurant, per seat			0.4
Restaurant with lounge, per seat			0.5
Roadside Agriculture Stand		3.0	
Shopping center		4.0	
Stable-Public, per 5 stalls			1.0
Supermarket and discount store		3.5	
Theaters, freestanding, per seat			0.3
<b>Day Care and Schools</b>			
Day care center/school, per employee			1.3
Elementary and junior high school, per teacher			1.2
Senior high school, per student			0.4
University or college, per daytime student			1.0
<b>Industrial Uses</b>			
Industrial park with offices		1.8	
Light industry		1.8	
Manufacturing		1.0	
Warehousing and distribution centers			1.0
<b>Other Uses</b>			
Correctional Facility per inmate			1/25 inmates
Plus Per employee			1.0
Cultural facility; or Land area devoted to assembly or visitor use		3.0 0.1	
Church, per seat in sanctuary			0.3
Recreation clubs (golf, yacht, etc.), per member			0.2

\*Square Feet, Gross Floor Area (SFGFA) is defined as the total floor area of a building from its outside dimensions.

\*\*Square Feet, Gross Leasable Area (SFGLA) is defined as the floor area of a building, less administrative, public and similar areas.

**3.03.03 Bicycle Parking**

(A) One bicycle parking space shall be provided for every 10 automobile parking spaces, or fraction thereof, required for the use, except as provided below:

**Table 3.5 Required Bicycle Spaces**

Use	Required Bicycle Spaces
<b>Educational</b>	
Elementary and Junior High	5.0 per required auto space
Senior High Schools	1.0 per required auto space
Colleges	.5 per required auto space
<b>Entertainment and Recreation</b>	
Arcades, games, skating, tennis, handball, racquetball, swimming pool	.25 per required auto space

**4.04.01 On-site Commercial/ Industrial Signs**

On-site commercial signs are permitted as an accessory use to commercial or industrial structures on property zoned for such uses. No sign shall exceed fifteen (15) feet in height without specific approval of the Development Director.

- (A) *Number of Signs Permitted.* For each frontage of 75 feet to 250 feet on a publicly maintained road, one sign is permitted near the right-of-way and one sign is permitted attached to the building. For parcels having 250 feet or more of frontage on a single road, an additional sign per entrance shall be allowed and signs shall be located near the entrance.
- (B) *Small Lots.* For businesses with less than 75 feet of street frontage, only one sign, mounted on the building, is allowed.
- (C) *Corner Lots.* For lots or parcels situated at intersections, an additional sign may be placed on the additional street frontage, one for up to 250 feet of frontage and one additional sign if there is more than 250 feet of street frontage, placed on the second street. In addition, one more sign may be mounted on the building facing the second street.
- (D) *Through Lots.* For through lots, an additional sign may be mounted on the back of the building.
- (E) *Design Standards for Affixed Signs.* Commercial signs that are affixed to a building are limited to one (1) square foot of sign area for each two (2) lineal feet of street frontage, or thirty-six (36) square feet of sign area, whichever is larger, and are included in the limit of two (2) signs per lot.

(F) *Design Standards for Freestanding Signs* Total sign area may be up two (2) square feet for each lineal foot of building street frontage or one (1) square foot for each lineal foot of lot street frontage whichever results in a larger sign area, but not to exceed sixty-four (64) square feet in C-2 and I zones or forty-eight (48) square feet in all other zones. Sign height shall not exceed fifteen (15) feet in C-2 and I zones and five (5) feet in all other zones. All freestanding signs shall be set back ten (10) feet from any property line.

(G) *Design Standards for Canopy Signs.* Signs mounted under a canopy, awning or awning-like structure shall be a maximum of four (4) square feet in size, shall maintain a clearance of seven (7) feet from the bottom of the sign to the top of the walkway beneath and shall swing freely.

(H) *Engineering Plans Required for Large Signs.* Signs exceeding 72 square feet must be designed by a professional engineer for safety reasons. The sealed engineering plans must accompany the request for a permit.

(I) *Window Advertising.* Window advertising of the kind described in this paragraph shall not count against the total signage for a business, industry or profession, but not more than twenty-five percent (25%) of all of the glass surfaces of the windows facing a public street or right-of-way may be used for signage or any other opaque items that block the glass, including, but not limited to, posters, fliers, advertisements, display racks, other interior furnishings or similar materials or objects.

(J) *Off-premises Signs.* An off-premises sign may be posted on the property of an existing commercial business if: the owner of the business is willing to give up a portion of his maximum sign allowance to the off-premises sign. To calculate the size of the off-premises sign allowed: the total square feet of the off-premises sign plus the signs of the business on which the off-premises sign is posted may not exceed the maximum allowed for the principal business located on the property. The off-premises sign may not exceed 75% of the total maximum allowed. The off-premises sign may not exceed the height nor one-half the width of the principal sign. An off-premises sign may not be posted on vacant property under any circumstances.

**4.04.02 Special Event Signs**

Notwithstanding any other provision of this Article 4, the Development Director may permit a special event signing program for a period of not more than 30 days

in a year for any use or combination of uses of any type. Special event signs may include, but are not limited to:

- (A) Signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move in the wind.
- (B) Searchlights used to advertise or promote a business or to attract customers to a property.
- (C) For each lot with a semi-public use - religious, charitable, educational, or cultural - signs not exceeding six square feet in area that are used for not more than 30 days.
- (D) Political signs: for each lot, one sign no more than six square feet in area which are put in place no earlier than 60 days prior to the election or referendum to which they pertain. These political signs must be removed within 10 working days after the election or referendum to which the sign relates is over. The person or persons responsible for the placement of a political sign must be responsible for its removal.