



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-20.2, Parking and Loading Zone Requirements and Section 47-20.5, General Design of Parking Facilities

CASE NUMBER	UDP-T23005	
APPLICANT	City of Fort Lauderdale	
GENERAL LOCATION	City-Wide	
	Section 47-20.2 Parking and Loading Zone Requirements Section 47-20.5, General Design of Parking Facilities	
NOTIFICATION REQUIREMENTS	10-day legal ad	
ACTION REQUIRED	Recommend approval or denial to City Commission	
PROJECT PLANNER	Yvonne Redding, Urban Planner III	YMR <i>EP</i>

BACKGROUND

This is a proposed amendment to Unified Land Development Regulations (ULDR) Section 47-20.2, Table 1. Parking and Loading Zone Requirements to group residential use types together in alphabetical order. The amendment will also align the housing type nomenclature currently shown in Section 47-20.5, General Design of Parking Facilities to align with those listed in ULDR Section 47-18, Specific Use Requirements. The changes will clarify residential use types and the required parking which is associated with each use. Staff has added language to coordinate with the housing type categories already listed in each specific use section of the ULDR. The proposed ULDR amendments are attached as **Exhibit 1**.

Below is a detailed summary of each proposed ULDR amendment, including a description of section content:

Section 47-20.2, Parking and Loading Zone Requirements

Intent: Amending Section 47-20.2 of the ULDR, entitled “Parking and Loading Zone Requirements”.

Description: Group residential use types and list them alphabetically within the table to eliminate duplicate listing of use types.

Section 47-20.5, General Design of Parking Facilities

Intent: Amending section 47-20.5, entitled “General Design of Parking Facilities”.

Description: Revise regulations regarding drive aisles to include Single Family Dwelling: Duplex/Two Family Dwelling and Single-Family Dwelling, Attached: Cluster and Single Family Dwelling, Attached.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale’s Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Proposed ULDR Amendments

Sec. 47-20.2. - Parking and loading zone requirements.

- A. The off-street parking and loading required by this section shall be provided and maintained on the basis of the minimum requirements in the Table of Parking and Loading Zone Requirements ("Table"). Table 1 identifies uses and the parking and Table 2 identifies loading requirements for each use in all zoning districts except Downtown Regional Activity Center (RAC) districts, Central Beach Districts and districts within the North Beach Area as defined in Section 47-20.2.D.
- B. For the purpose of calculating parking spaces, gross floor area shall not include: covered or enclosed parking areas; exterior unenclosed private balconies; floor space used for mechanical equipment for the building; and, elevator shafts and stairwells at each floor. Customer service area is the area of an establishment available for food or beverage service or consumption, or both, calculated by measuring all areas covered by customer tables and bar surfaces and any floor area within five (5) feet of the edge of said tables and bar surfaces, measured in all directions where customer mobility is permitted. Customer service area shall include any outdoor or patio floor area used or designed for food or beverage service or consumption, or both, measured as specified above. Areas between tables or bars which overlap in measurement with another table shall only be counted once.
- C. Table 3 identifies the parking and loading requirements for the RAC and Central Beach districts.
- D. Table 4 identifies the parking and loading requirements for the North Beach Area defined as the area north of Oakland Park Boulevard, west of A-1-A, east of the Intracoastal Waterway, and south of N.E. 34th Street.

TABLE 1. PARKING AND LOADING ZONE REQUIREMENTS

Use	Standard Requirements	
	Parking Space Requirement	Loading Zone Requirement
Adult bookstore, products, sales, entertainment establishments	See Section 15-154 of Volume I of the Code.	See Table 2.
Adult Gaming Center, stand alone	½ gaming machines	See Table 2
Adult Gaming Center, as part of a shopping center or shared parking	½ gaming machines (no more than 10% of total parking spaces)	See Table 2
Amphitheater, stadium	1/4 seats	NA
Affordable Housing Unit	1 per dwelling unit	NA
Aquarium	1/400 sf gfa	1 Type I loading zone
Art gallery, art studio	1/400 sf gfa	See Table 2.

Asphalt, paving and roofing material manufacture	1/800 sf gfa	See Table 2.
Automotive service station, marine service station, minor and major repair, with and without fuel	2/repair bay, for either, and where fuel is provided 1 per fuel island	1 Type I loading zone
Automotive rental	1/250 sf gfa	Vehicle storage area shall provide 1 Type II loading zone
Automotive, motorcycle, moped, recreational camper and trailers, truck, van, new and used	With 10,000 sf lot or less and building of less than 15,000 sf: 1/250 sf gfa of bldg. + 1/2,000 sf of outdoor display. With lot greater than 10,000 sf and bldg. greater than 15,000 sf: 1/500 sf gfa enclosed + 1/4,500 sf outdoor display. With service dept.: 2/service bay	Up to 50,000 sf of enclosed and outdoor display: 1 Type II loading zone. Greater than 50,000 sf of enclosed and outdoor display area: 2 Type II loading zones.
Aviation manufacturing, sales, repair and service in G-A-A zoning district	1/1,000 sf of enclosed floor area. In addition, 1 parking space per company vehicle must be provided. The provision for customer parking shall be the responsibility of the developer, but must be in addition to the required employee and company vehicle parking.	See Table 2.
Bakery store	1/250 sf gfa	See Table 2.
Bakery, wholesale	1/800 sf gfa	See Table 2.
Bar, cocktail lounge, nightclub	1/65 sf gfa if $\leq 4,000$ sf; 1/50 sf gfa if $\geq 4,001$ sf	See Table 2.
Bed and breakfast dwelling	1/sleeping room	NA
Billiard hall, bingo hall, video arcade	See Section 15-154 of Volume I of the Code.	NA

Boat, charter; fishing, sightseeing, dinner cruise	1/7 seats	NA
Bowling alley	2/alley	NA
Broadcast and production studio, motion picture, video, television, radio music recording studio	1/800 sf gfa	See Table 2.
Car wash, full serve automatic or hand wash with attendants	1/1000 sf gfa or covered wash area	NA
Catering service	1/250 sf gfa	See Table 2.
Check cashing store	1/250 sf gfa	See Table 2.
Child day care facility	1/325 sf	NA
Civic and private club (when a civic or private club sells liquor or food for consumption on the premises, such civic or private club shall be treated as a bar or restaurant, respectively, for parking purposes)	1/400 sf gfa or 1/120 sf of assembly area, whichever is greater	NA
College, university, trade/business school	1/150 sf gfa	NA
Communications equipment manufacture	1/800 sf gfa	See Table 2.
Community Garden	0	0
Commuter airport, bus, heliport, port, or rail transit terminal	1/200 sf gfa	NA
Computer, office equipment manufacture	1/800 sf gfa	See Table 2.
Computer/software store	1/250 sf gfa	See Table 2.

Contractors office	1/800 sf gfa	NA
Convenience store	<p><2,000 sf of gross floor area: 1 per 100 sf of gross floor area. If automotive fuel is sold, the parking requirement for automotive service stations shall also apply. Required automotive service station spaces located directly beside the automotive fuel pumps (not including required vehicular reservoir spaces) may be used to meet up to 20% of the convenience store parking requirement.</p> <p>≥2,000 sf of gross floor area: 1 per 150 sf of gross floor area. If automotive fuel is sold, the parking requirement for automotive service stations shall also apply. Required automotive service station spaces located directly beside the automobile fuel pumps (not including required vehicular reservoir spaces) may be used to meet up to 20% of the convenience store parking requirement.</p>	<p>For a freestanding building 1 Type II loading zone is required; when located in a multi-tenant building—see Table 2 for loading zone requirement.</p> <p>Vehicular use areas shall be designed so that fuel tankers servicing the automotive service station do not obstruct ingress or egress to site and pedestrian ingress and egress to the kiosk, and do not make use of any portion of public right-of-way or swale.</p>
Convenience store, multi-purpose	<p>1 per 30 sf of customer service area, including any outdoor dining area on the site for food prepared on premises for consumption on or off premises plus 1 space per 150 square feet of gross floor area for all areas except the customer service area. Required automotive service station spaces located directly beside the automotive fuel pumps (not including required vehicular reservoir spaces) may be used to meet up to 20% of the convenience store parking</p>	<p>For a freestanding building 1 Type II loading zone is required; when located in a multi-tenant building—see Table 2 for loading zone requirement.</p> <p>Vehicular use areas shall be designed so that fuel tankers servicing the automotive service station do not obstruct</p>

	requirement. If automotive fuel is sold, the parking requirement for automotive service stations shall also apply.	ingress or egress to site and pedestrian ingress and egress to the kiosk, and do not make use of any portion of public right-of-way or swale.
Convenience kiosk	If customers enter kiosk: 1 space per 250 square feet of gross floor area of kiosk. If customers cannot enter convenience kiosk: 1 space per 500 square feet of gross floor area of kiosk. For both cases: Required automotive service station spaces located directly beside the automotive fuel pumps (not including required vehicular reservoir spaces) may be used to meet up to 20% of the convenience store parking requirement. If automotive fuel is sold the parking requirement for automotive service stations shall also apply.	For a freestanding building 1 Type II loading zone is required; when located in a multi-tenant building—see Table 2 for loading zone requirement. Vehicular use areas shall be designed so that fuel tankers servicing the automotive service station do not obstruct ingress or egress to site and pedestrian ingress and egress to the kiosk, and do not make use of any portion of public right-of-way or swale.
Copy center, quick printing	1/250 sf gfa	NA
Crematoria	See Funeral home.	NA
Dry cleaner, drop-off and retrieval	1/250 sf gfa	NA
Dry cleaning plant, no customer service	1/800 sf gfa	See Table 2.
Dry dock boat storage	0.2/dry storage space	NA
Duplex	2 per dwelling unit	NA

Townhouse/cluster/coach homes with four units or less	2-per dwelling unit	NA
Dwellings	See Duplex/two-family, Townhouse/cluster, coach homes, four units or less, Townhouse/cluster, rowhouse, coach homes, five or more units, Mobile home park and Single family standard and zero-lot-line.	
Electrical, household goods, watch and jewelry repair shop	1/250 sf gfa	See Table 2.
Financial institution, including drive through banks	1/250 sf gfa	See Table 2.
Fire-rescue stations	2/bed	N/A
Flooring store	1/800 sf gfa	See Table 2.
Food and/or beverage drive-through to go only; no customer seating	1/250 sf gfa	See Table 2.
Funeral home	1/4 seats of assembly area	NA
Furniture store	1/800 sf gfa	See Table 2.
Golf course, golf range	4/hole for golf course; 2/tee for golf range	NA
Government administration and services (courts, police)	1/250 sf gfa	NA
Grocery/food store/candy, nuts store/fruit and produce store/supermarket	1/250 sf gfa	See Table 2.
Hair salon	1/250 sf gfa	

Hardware store	1/250 sf gfa	See Table 2.
Health and fitness center	1/200 sf gfa	See Table 2.
Home improvement center	1/400 sf gfa	See Table 2.
Hospital	2/bed, not including nursery beds	NA
Hotel	1/room	NA
Household appliance sales (washer, dryer, other large appliance)	1/800 sf gfa	See Table 2.
House of worship	1/4 seats	NA
Indoor firearms range	1/200 sf gfa	NA
Instruction, fine arts, sports recreation, dance, music, theater, self-defense	1/250 sf gfa	See Table 2.
Laundromat	1/250 sf gfa	NA
Library	1/400 sf gfa	NA
Lumberyard, sales	1/400 sf gfa	See Table 2.
Mail, postage, fax service	1/250 sf gfa	NA
Manufacturing, research and testing	1/800 sf gfa	See Table 2.
Manufacturing in the AIP zoning district	1/600 sf of manufacturing floor area; 1/800 for non manufacturing floor area; 1 space for each company vehicle in addition to employee parking. Visitor parking shall be provided by the industry in a manner deemed adequate to handle its own particular needs. However, such	See Table 2.

	visitor parking shall be in addition to company and employee parking.	
Marina	1/2 boat slips	1 Type II loading zone if fueling service is provided at marina.
Marine construction (docks, seawalls)	1/800 sf gfa	See Table 2.
Meat, poultry packers	1/800 sf gfa	See Table 2.
Medical cannabis dispensing facility	1/150 sf gfa	See Table 2.
Medical office (doctor, dentist, clinic)	1/150 sf gfa	See Table 2.
Medical supplies sales	1/250 sf gfa	See Table 2.
Miniature golf	2/hole	NA
Mobile home park	2/dwelling unit	NA
Mobile home sales, new and used	1/500 sf gfa enclosed + 1/4,500 sf outdoor display	From 15,000—50,000 sf of enclosed and outdoor display, 1 Type II loading zone; greater than 50,000 sf of display area, 2 Type II loading zones.
Motion picture theater, indoor	1/3 seats	NA
Moving services	See Trucking and courier services.	
Multifamily/ rowhouse <u>coach homes</u> dwelling, efficiency	1.75/unit	NA
Multifamily/ rowhouse <u>coach homes</u> 1 bedroom	1.75/unit	NA

Multifamily/ rowhouse <u>coach homes</u> 1 bedroom + den or 2 bedroom	2/dwelling unit	NA
Multifamily/ rowhouse <u>coach homes</u> 2 bedroom + den or 3 bedroom	2.1/dwelling unit	NA
Multifamily/ rowhouse <u>coach homes</u> 3 bedroom + den or 4 bedroom and greater	2.2/dwelling unit	NA
Museum	1/400 sf gfa	1 Type I loading zone
Music recording studios	1/800 sf gfa	See Table 2.
Nail salon	1/250 sf gfa	See Table 2.
Newspapers, magazines store	1/250 sf gfa	See Table 2.
Nurseries, retail and garden stores	1/250 sf gfa	See Table 2.
Nursing home	1/4 residents + 1/employee as defined by state license	NA
Oil change shop, drive-thru	2/service bay	NA
Open space, public/private natural area, conservation area, hiking trail, park	Space equivalent to 1% of total land area in square feet. There shall be no minimum parking requirement when located within a Regional Activity Center. Parking requirements shall only be required for an area greater than one-half (½) acre and shall be calculated only for that portion of land area over one-half (½) acre.	NA
Pain management clinic	1/10 sf gfa of waiting area 1/100 sf of examination room 1/150 sf gfa of remainder	See Table 2.

Performing arts theater, cultural facility	1/3 seats	NA
Pet boarding, domestic animals only	1/400 sf gfa	NA
Photographic studio	1/250 sf gfa	NA
Photo processing laboratory, film processing plant, wholesale, publishing plant	1/800 sf gfa	See Table 2.
Post office, main shipping facility	1/400 sf gfa	Free standing building from 15,000—50,000 sf, 1 Type II loading zone; building greater than 50,000 sf, see Table 2.
Post office, substation or neighborhood branch	1/250 sf gfa	NA
Printing and publishing plant	1/800 sf gfa	See Table 2.
Professional office (not including medical, dental offices)	1/250 sf gfa	See Table 2.
Public assembly place (auction house, auditorium, civic and convention centers)	1/400 sf gfa or outdoor space used for activity	See Table 2.
Public/private recreation (ballfields, ball courts, pools)	1/3 seats where grandstands provided 3/court for court sports 1/200 sf pool surface	NA
Rail terminal	See Commuter airport, rail, bus transit terminal	
Repair shops and services	1/250 sf gfa	See Table 2.

Restaurant equipment sales	1/800 sf gfa	See Table 2.
Restaurant with or without drive-thru, less than or equal to 4,000 sf	1/100 sf gfa; including outdoor dining area on the site	See Table 2.
Restaurant with or without drive-thru greater than 4,000 sf	1/30 sf of customer service area including outdoor dining area on the site + 1/250 sf gfa Customer service area, see Section 47-2 and Section 47-20.2.B.	See Table 2.
Restaurant, take-out or delivery only	1/250 sf gfa, including outdoor dining area, if any	See Table 2.
Retail sales, retail service, unless otherwise provided for herein	1/250 sf gfa	
Sailcloth manufacture, canvas and related products (boat sails, covers)	1/800 sf gfa	See Table 2.
Satellite dish equipment, sales, service	1/800 sf gfa	See Table 2.
School, elementary and middle	1/classroom + ½ additional spaces used for public assembly as required by this ULDR + drop off lane	NA
School, secondary (high school)	1/classroom + ½ additional spaces used for public assembly as required by this ULDR + 1/10 students of design capacity	NA
Senior citizen center	1/325 sf gfa	See Table 2.
Sheet metal fabrication	1/800 sf gfa	See Table 2.
Shipyard, boat building	1/800 sf gfa office and outdoor work area	See Table 2.
Shopping center—with ≥80% of total square footage devoted to	0—25,000 sq. ft. = Total parking requirement for all proposed uses	See Table 2.

retail, food service, or cinema, or any combination, provided food service or cinema individually do not exceed 50% of total square footage	25,001—60,000 sq. ft. = 95% of total for all uses 60,001—400,000 sq. ft. = 90% of total for all uses 400,001+ sq. ft. = 80% of total for all uses	
Single family dwelling unit (including cluster dwelling , zero-lot-line dwelling)	2/dwelling unit	NA
Single family dwelling unit (including cluster dwelling , zero-lot-line dwelling)	2/dwelling unit	NA
<u>Single family dwelling, attached; Duplex/two (2) family dwelling</u>	<u>2/dwelling unit</u>	
<u>Single family dwelling, attached (cluster, rowhouse, townhouse) with four units or less</u>	<u>2/dwelling unit</u>	
<u>Single family dwelling, attached (cluster, rowhouse, townhouse) with five or more units</u>	<u>2/dwelling unit + 0.25/dwelling unit designated for guest parking</u>	
Single family dwelling unit + accessory dwelling (granny flat)	2/dwelling unit + 1/accessory unit	
Social service facility	1/250 sf gfa	See Table 2.
Social service residential facility Level I	2 spaces + 1 guest space	NA
Social service residential facility Levels II—V	1/1,000 sf (or fraction of) gross floor area; where conditional use is considered, reduction may be allowed by PZ board when based on factors including, but not limited to: proximity to mass transit, location of resident employment centers,	NA

	resident auto ownership and facility visitation policy. Reduction must be compatible with surrounding neighborhood.	
Tailor, dressmaking store direct to customer	1/250 sf gfa	See Table 2.
Tanning salon	1/250 sf gfa	See Table 2.
Tattoo artist	1/250 sf gfa	See Table 2.
Taxi lot/operations	1/800 sf gfa	NA
Taxidermist	1/800 sf gfa	See Table 2.
Tennis club, indoor racquet sports	4/court	NA
Terminal	See Commuter airport, rail, bus transit terminal	
Townhouse/cluster/coach homes with four units or less	2 per dwelling unit	NA
Townhouse/cluster/coach homes with five or more units	2 per dwelling unit + 0.25/dwelling unit designated for guest parking.	NA
Trucking and courier services	1/800 sf gfa	See Table 2.
Urban farm	¼ employees	Type II
Veterinary clinic	1/250 sf gfa	See Table 2.
Video tape rental	1/200 sf gfa	See Table 2.
Warehouse, self-storage	1/5,000 sf gfa + 1/250 sf of office	See Table 2.
Warehouse, distribution and general	1/800 sf gfa	See Table 2.

Watch and jewelry repair	1/250 sf gfa	See Table 2.
Watercraft sales, new and used	With 10,000 sf lot or less and building of less than 15,000 sf: 1/250 sf gfa of bldg. + 1/2,000 sf of outdoor display With lot greater than 10,000 sf and building greater than 15,000 sf: 1/500 sf gfa enclosed + 1/4,500 sf outdoor display With service dept.: 2/service bay	Up to 50,000 sf of enclosed and outdoor display: 1 Type II loading zone Greater than 50,000 sf of enclosed and outdoor display area: 2 Type II loading zones
Wholesale sales	1/800 sf gfa	See Table 2.

TABLE 2. LOADING ZONE REQUIREMENTS PER SQUARE FOOTAGE AND TYPE OF ZONE REQUIRED

Square Footage of Free Standing Sales or Service Use Building	Number and Type of Loading Zones Required
Equal to 15,000 sf but not greater than 50,000 sf	1 Type II
More than 50,000 sf but less than 75,000 sf	2 Type II
More than 75,000 sf but less than 120,000 sf	3 Type II
More than 120,000 sf but less than 200,000 sf	4 Type II
More than 200,000 sf but less than 290,000 sf	5 Type II
For each additional 90,000 sf or fraction thereof over 290,000 sf	1 additional Type II zone

Area of Free Standing Office Use Building	Number and Type of Loading Zones Required
Equal to 20,000 sf but not greater than 50,000 sf	1 Type I
More than 50,000 sf	1 Type II

Loading Zone Requirements for Multi-Tenant Commercial Buildings

More than 20,000 sf but less than 50,000 sf	1 Type I
More than 50,000 sf but less than 75,000 sf	1 Type II
More than 75,000 sf but less than 120,000 sf	2 Type II
More than 120,000 sf but less than 200,000 sf	3 Type II
More than 200,000 sf but less than 290,000 sf	4 Type II
For each additional 90,000 sf or fraction thereof over 290,000 sf	1 additional Type II

TABLE 3. PARKING AND LOADING ZONE REQUIREMENTS - RAC AND CENTRAL BEACH DISTRICTS

Regional Activity Center—City Center District

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential uses	Exempt	NA

Nonresidential uses	Exempt, except for development located within 100 feet of RAC-UV, RAC-RPO, RAC-TMU, that is greater than 2,500 square feet in gross floor area, which shall be calculated at 60% of the parking space requirements for uses as provided in Table 1.	See Loading requirements for uses as provided in Table 2.
---------------------	---	---

Regional Activity Center—Arts and Science District

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential uses	Exempt	NA
Nonresidential uses	Exempt, except for development located within 100 feet of RAC-UV, RAC-RPO, RAC-TMU that is greater than 2,500 square feet in gross floor area, which shall be calculated at 60% of the parking space requirements for uses as provided in Table 1.	See Loading requirements for uses as provided in Table 2.

Regional Activity Center—Urban Village District

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential uses	1.2/du	NA
Nonresidential uses	See parking space requirements for uses as provided in Table 1.	See Loading requirements for uses as provided in Table 2.

Regional Activity Center—Residential and Professional Office District

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential uses	1.2/du	NA
Nonresidential uses	See parking space requirements for uses as provided in Table 1.	See Loading requirements for uses as provided in Table 2.

Regional Activity Center—Transitional Mixed Use District

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential uses	For RAC-WMU 1.2/du or 3 spaces for each four rooms provided with a bathroom, toilet or shower facility whichever requirement is greater. In RAC-SMU and RAC-EMU the general parking requirement for a multifamily use shall apply.	NA
Nonresidential uses	Exempt for development between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the Parking space requirements for uses as provided in Table 1.	See Loading requirements for uses as provided in Table 2.

Northwest Regional Activity Center—NWRAC-MU Districts

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements

Residential use	See Parking requirements for uses as provided in Table 1. Bicycle Parking—1 per 10 dwelling units	N/A
Nonresidential use	Exempt for development between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the parking space requirements for uses as provided in Table 1. Bicycle Parking—1 per 20 parking spaces provided	See Loading requirements for uses as provided in Table 2.

South Regional Activity Center—SA(e) and (w) Districts

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential Use	See Parking requirements for uses as provided in Table 1.	N/A
Nonresidential Use	Exempt for development between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the parking space requirements for uses as provided in Table 1.	See Loading requirements for uses as provided in Table 2.

Central Beach Districts - Planned Resort; A-1-A Beachfront Area; Intracoastal Overlook Area; North Beach Residential Area; and South Beach Marina and Hotel Area Districts

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Bars, Cocktail Lounge, Nightclub	1/76 sf gfa	See Table 2
Hotel	0.67/Room	See Table 2

Mixed Use	1/333 sf gfa	See Table 2
Personal Services (may include spa, hair salon, nail saloon, and the like)	1/400 sf gfa	See Table 2
Professional Office	1/500 sf gfa	See Table 2
Restaurant with or without drive-thru (less than 4,000 sf)	1/140 sf gfa	See Table 2
Restaurant with or without drive-thru (over 4,000 sf)	1/114 sf gfa	See Table 2
Retail Sales, retail service, unless otherwise provided herein	1/500 sf gfa	See Table 2

Central Beach District - Sunrise Lane District

Use	Standard Requirements	
	Parking Space Requirements	Loading Zone Requirements
Bar, Cocktail Lounge, Nightclub	1/70 sf gfa	See Table 2
Hotel	0.67/Room	See Table 2
Mixed Use	1/333 sf gfa	See Table 2
Personal Services (may include spa, hair salon, nail saloon, and the like)	1/267 sf gfa	See Table 2
Professional Office	1/500 sf gfa	See Table 2
Restaurant with or without drive-thru (less than 4,000 sf)	1/150 sf gfa	See Table 2
Restaurant with or without drive-thru (over 4,000 sf)	1/120 sf gfa	See Table 2
Retail Sales, retail service, unless otherwise provided herein	1/500 sf gfa	See Table 2

TABLE 4. PARKING AND LOADING ZONE REQUIREMENTS - North Beach Area

Use	Standard Requirements	
	Parking Space Requirements	Loading Zone Requirements
Bar, Cocktail Lounge, Nightclub	1/70 sf gfa	See Table 2
Financial	1/327 sf gfa	See Table 2
Medical Office	1/333 sf gfa	See Table 2
Mixed Use	1/222 sf gfa	See Table 2
Personal Services (may include spa, hair salon, nail saloon, and the like)	1/446 sf gfa	See Table 2
Professional Office	1/360 sf gfa	See Table 2
Restaurant with or without drive-thru	1/108 sf gfa	See Table 2
Restaurant with or without drive-thru (takeout)	1/380 sf gfa	See Table 2
Retail Sales, retail service, unless otherwise provided herein	1/333 sf gfa	See Table 2

- E. *Combined off-street parking.* Nothing in this section shall be construed to prevent collective provision of, or joint use of, off-street parking facilities for two (2) or more buildings or uses by two (2) or more owners or operators, provided that, absent an approved parking reduction order as provided in this section, the total of such parking spaces when combined or used together shall be equal to the sum of the requirements of the individual uses computed separately in accordance with this Section 47-20.
- F. *Multiple Uses.* In the case of multiple uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking spaces for one (1) use shall not be considered as providing the required off-street parking for any other use unless otherwise provided herein.
- G. Parking spaces, required or optional, shall not be permitted, erected, altered or used in whole or in part without meeting the requirements of this Section 47-20.
- H. In stadiums, sport arenas, houses of worship, and other places of assembly in which occupants utilize benches, pews or other similar seating facilities, each twenty (20) lineal inches of such seating facilities shall be counted as one (1) seat for the purpose of computing off-street parking requirements.
- I. Notwithstanding the off-street parking requirements provided in this Section 47-20, a development permit may be issued for development in the CR zoning district that requires more than the required off-street parking if it is shown that additional parking is necessary to support the proposed use and reduce impacts of the development on adjacent properties.

(Ord. No. C-97-19, § 1(47-20.2), 6-18-97; Ord. No. C-98-71, § 1, 12-15-98; Ord. No. C-99-20, § 3, 3-16-99; Ord. No. C-99-76, §§ 1, 6, 11-16-99; Ord. No. C-06-24, § 1, 9-6-06; [Ord. No. C-10-50](#), § 1, 1-4-11; [Ord. No. C-11-14, § 6, 6-21-11](#); [Ord. No. C-12-24, § 2, 7-10-12](#); [Ord. No. C-12-39, § 1, 10-2-12](#); [Ord. No. C-12-45, § 7, 12-4-12](#); [Ord. No. C-13-13, § 1, 5-7-13](#); [Ord. No. C-14-51, § 1, 1-21-15](#); [Ord. No. C-15-36, § 12, 10-20-15](#); [Ord. No. C-17-02](#), § 5, 3-7-17; [Ord. No. C-17-09](#), § 4, 5-6-17; Ord. No. [C-18-45](#), § 1, 12-18-18)

Sec. 47-20.5. General design of parking facilities.

A. *Design plan.* An application for approval of a parking facility shall include a site plan prepared by a licensed architect, licensed landscape architect or licensed engineer. The site plan shall show plans drawn to an accurate scale and dimension (minimum one (1) inch equals thirty (30) feet) and shall show the layout of the area, including entrances and exits, all sight triangles and supporting calculations, drainage provisions and supporting calculations, signs and pavement markings, surfacing, curbs or barriers and location and type of landscaping, and a table showing how the proposed parking area meets the minimum requirements in this section.

...

D. *Drive aisles.*

1. Single family dwelling: Duplex/two (2) family dwelling. All duplex units shall have frontage on a street or paved driveway serving the units. Vehicular access for parking shall be from public streets. An easement, satisfactory to the city attorney, shall be granted over the driveway for all public utilities and for use by both unit owners when one (1) single driveway for both units is to be utilized. The easement shall be recorded in the public records of the county at applicant's expense and a copy filed with the department. For dimensional requirements, refer to Section 47-20.5.C.3.

2. Single family dwelling, attached: Cluster and Single family dwelling, attached: Townhouses. All units in a group of townhouses shall have frontage on a street or paved driveway serving the group. Such private driveway shall be ten (10) feet in width and may be increased to twelve (12) feet in width if necessary to provide adequate and safe vehicular circulation as determined by the city engineer. An easement satisfactory to the city attorney shall be granted over the driveway for all public utilities and for use by all owners of units within the group. The easement shall be recorded in the public records of the county at applicant's expense and a copy filed with the department. For dimensional requirements, refer to Section 47-20.5.C.3.

...