

CHAPTER 02-15 OFFSTREET PARKING REQUIREMENTS

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02-15-001 PURPOSE

The purpose of these off street parking requirements is to reduce congestion and traffic hazards in the City by incorporating adequate, attractively designed off street parking and loading facilities for various land uses. Parking areas shall be designed in such a manner that they will result in maximum efficiency, protection of public safety, provide for the special needs of the handicapped, and where appropriate, insulate surrounding land uses from adverse impacts created by such parking.

02-15-002 GENERAL PROVISIONS FOR OFFSTREET PARKING AND LOADING

At the time any building, structure or use is changed such that there is an increase in the capacity or intensity of the use, off street parking shall be required in compliance with this Chapter. All off street parking and loading facilities within the City shall comply with all of the standards prescribed in this Chapter, and shall be permanently maintained in good condition for the duration of the use or uses served by the facility. All paved areas shall be maintained in good repair without broken parts, potholes or litter.

Failure to maintain required parking and landscaping in a condition substantially similar to its original approved condition shall be a class "B" misdemeanor and shall be cause for suspension of a business license if, within 10 days after the mailing of a violation notice, the violation is not brought into compliance. If, due to cold weather or other environmental condition, the violation cannot be brought into compliance within ten (10) days, the Planning and Land Use Commission shall consider such conditions and impose a reasonable extension of time for compliance.

02-15-003 SITE PLAN REQUIRED

All applications for a building permit shall be accompanied by a detailed site plan as required in the Design and Development Plan Review chapter of this Title showing the required off street parking spaces.

02-15-004 COMPUTATION OF OFFSTREET PARKING SPACES

The matrix on the following pages contains the minimum parking requirements for specific uses. The maximum percentage allowed for compact spaces is also given. Special requirements for each use are provided under the “Notes” column where appropriate.

If, in the application of the requirements of this Title, a fractional number is obtained, one parking space or loading space shall be required for each fraction.

If more than one use is located on a site, the number of off street parking and loading spaces to be provided shall be equal to the sum of the requirements of each use.

The number of parking spaces required by these schedules may be reduced or increased as a condition of the development review by the Planning Commission if it can be demonstrated through a parking study that the proposed use(s) would have a parking demand less than or in excess of the requirements stated in this Chapter.

(See chart on next page)

Off Street Parking Requirements

<u>Use</u>	<u>Minimum Off-street Parking Requirements</u>	<u>Maximum % Compact Spaces Allowed</u>	<u>Notes</u>
<u>Residential</u>			
1. Single Family Dwelling Two Family Dwelling Three Family Dwelling Four Family Dwelling Multiple Family Dwelling	2 spaces per unit	None	Parking one behind the other arrangements for all required parking is prohibited. Minimum off street parking shall not be located within the minimum required front yard setback.
2. Multiple Family Units: Studio Units One Bedroom Units Two Bedroom Units Three Bedroom Units	1.3 spaces per unit 1.5 spaces per unit 1.75 spaces per unit 2.0 spaces per unit	25%	If the Planning Commission finds that reducing the two parking spaces per unit ratio is not detrimental to the surrounding area and will enhance the proposed development, it may reduce the parking ratio to these minimums.

3. Mobile Home Dwelling Mobile Home Parks	2 spaces per unit	None	Parking one behind the other is permitted provided sufficient visitor parking is located within the park.
4. Handicapped or Group Home Housing	A minimum of 2 parking spaces plus 1 parking space for every 4 handicapped persons	None	The Planning Commission may vary off street parking needs in relation to the number of staff/employees required and the special needs of the residents
<u>Health Services</u>			
5. Nursing Homes	1 space per 2.5 beds for nursing and convalescent homes	None	
6. Hospitals	2 spaces per bed in the total facility	25%	
7. Medical, Dental Offices and Clinics	1 space per 200 square foot of gross floor area	25%	
8. Veterinarians and Veterinary Hospitals	1 space per 200 square feet of gross floor area	25%	

9. Churches, Auditoriums, Assembly Halls, Mortuaries and other places of public assembly	1 space for each 61/2 feet of linear pew or 31/2 seats in an auditorium provided, however, that where a church building is designed or intended to be used by 2 congregations at the same time, 11/2 parking spaces shall be provided for each 31/2 seats in the auditorium	25%	
10. Day Care, Preschool and Nursery Schools	1 space per 300 square feet of gross floor area	25%	If drop off facilities are contemplated, it shall be designed to provide a continuous flow of vehicles to safely load and unload children without stacking on public streets.
11. Professional Business or Trade Schools	1 space per 75 square feet of gross classroom area plus 1 space for each 250 square feet of office area.	25%	A parking study may be required by the Planning Commission
<u>Entertainment and Recreation</u>			
12. Amusement Center (Arcade)	1 space per 100 square feet of floor space		

13. Bowling Alleys and Billiard Halls	5 parking spaces per alley and 2 spaces per billiard table	25%	Ancillary uses such as restaurants shall comply with the specific requirements outlined in this chapter
14. Commercial Riding Stables	1 space per 5 horses boarded on site	None	
15. Golf Courses Miniature Golf Courses Driving Ranges	6 spaces per hole 3 spaces per hole 1 space per tee	25%	Ancillary uses such as commercial pro shops and restaurants shall provide sufficient parking as required in this chapter
16. Tennis, Handball and Racquetball Facilities	3 spaces per court	25%	Ancillary uses to provide sufficient additional parking as required by this chapter.
17. Movie Theaters	1 space per 3 seats	25%	
18. Health Spas and Sports Complexes	1 space per 200 square feet of gross floor area	25%	Ancillary uses such as restaurants to provide parking as required by this chapter.

<u>Commercial</u>			
19. Auto Repair, Service and Auto Parts Sales	3 spaces for each service bay plus 1 space for every 300 square feet of retail sales area	25%	If towing service is provided, sufficient area shall be located onsite for temporary storage of vehicles and the tow truck.
20. Auto Sales	1 customer parking space per 400 square feet of gross floor area in the automobile sales area or 5 parking spaces, whichever requirement is greater	25%	
21. Hotels and Motels	1 parking space per guest room, plus 3 parking spaces.	25%	Ancillary uses such as restaurants or retail shops shall provide additional parking as identified for the specific use as required by this chapter.
22. Lumber Yards and Plant Nurseries	1 space per 300 square feet of indoor floor sales area	25%	
23. Professional Offices and Banks	1 space per 250 square feet of gross floor area	25%	Drive up windows shall provide sufficient stacking room and sufficient area for 4 spaces from teller window

24. Restaurants and Fast Food Establishments	1 space per 100 square feet of gross floor area or 1 space for each 2 seats, whichever is greater, plus .5 space for each employee on the highest employment shift with a minimum of 5 spaces for employee parking.	25%	Drive up windows shall provide sufficient stacking room and sufficient area for 4 spaces from place of order and 4 spaces from pickup window
25. Intensive Retail, General Merchandising which is not located in a shopping center	1 space per 250 square feet of gross floor area	25%	
26. Less Intensive Retail Furniture, Carpet	1 space per 300 square feet of gross floor area	25%	
27. Shopping Centers	1 space per 250 square feet of gross floor area	25%	The following additional parking spaces are required where those described uses are located in shopping centers. Cinemas for cinemas occupying over 10% of the total gross floor area in a center with less than 100,000 square feet, add 3 additional parking spaces for every 100 cinema seats.

28. Sports Stadiums and Arenas, Auditoriums (including school auditoriums), other places of public assembly and clubs and lodges having no sleeping facilities	1 space for every 4 seats and/or 1.3 spaces for each 100 square feet of gross floor area used for assembly and not containing fixed seats	25%	
29. Swimming Pools (Commercial and Public)	1 space for each 10 persons based on capacity load	15%	
31. Research and Development	1 space per 350 square feet of gross floor area plus the required parking for business vehicles	30%	
Industrial			
32. Truck Transfer Companies	1 space for each 2 employees plus parking for each truck associated with the business		

<p>33. Warehousing</p>	<p>1 space per 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehouse plus the required parking for square footage devoted to other uses</p> <p>1 space per 2,000 square feet for the second 20,000 square feet</p> <p>1 space per 2,500 square feet of floor area in excess of 40,000 square feet</p>		<p>No conversions of any portion of a warehouse use to any other use shall be permitted unless the parking requirement for such other uses are met.</p>
<p>34. Open Storage Uses in an approved industrial area</p>	<p>1 space per 5,000 sq feet of open area being utilized for storage exclusive of access, landscaping, etc.</p>		
<p>35. Parking Spaces for Uses Not Specified</p>	<p>The number of parking spaces for uses not specified herein shall be determined by the Land Use Administrator being guided, where appropriate, by the requirements set forth herein for uses which are similar to the use not specified.</p>		

Appeals to the decision of the Land Use Administrator are made to the Appeals or Variance Authority as designated in Section 02-06.

02-15-005 DESIGN STANDARDS FOR OFFSTREET PARKING AND LOADING SPACES

All parking spaces shall be accessible from a street, provided that no parking space shall be designed to require vehicles to back onto a street except of parking spaces that serve a one or two-family dwelling.

02-15-006 PARKING LOT ACCESS

Entrances and exits for parking facilities shall be designed to reduce traffic congestion on public streets and minimize conflicts with neighboring uses. Adequate ingress and egress to the parking facilities shall be provided as follows:

Access drives for one and two-family dwellings shall be a minimum of ten (10) feet wide and maximum of twenty (20) feet at the property line. On corner lots, the access to the property shall be setback a minimum of fifty (50) feet from the point of intersection curb lines.

Access drives for multiple-family dwellings, commercial and industrial uses shall generally be a maximum of thirty (30) feet wide at the property line and shall conform to the standards outlined in each zone.

The Land Use Administrator or his designee may allow an increase in driveway width if sufficient proof is provided that the increase will be necessary for traffic movement. The maximum driveway width shall be fifty (50) feet.

02-15-007 STACKING

Adequate stacking or waiting lanes for those uses requiring such stacking areas shall be designed so that no obstruction shall occur at the public right-of-way. A 72-foot minimum stacking area from the service point shall be provided for waiting areas which do not conflict with access to other required facilities.

02-15-008 PARKING LOT LAYOUT

Parking lots shall be designed to provide for internal circulation so that each parking space is accessible to all other parking spaces without using a public street. All properties shall provide attractive, direct and safe pedestrian access to parking. The layout of the parking areas shall relate to building entrances. The following tables shall be used to provide the minimum design standards for parking lot layout:

Standard Vehicle Width 9' Depth 18"					
A	B	C	D	E	F
0 Degree	10'	22'	*12'	10'	32'
30 Degree	9'	18'	*15'	18'	51'
45 Degree	9'	18'	*15'	21'	57'
60 Degree	9'	18'	*20'	22'	64'
90 Degree	9'	18'	24'	18'	60'
* One Way Traffic Only					

Compact Vehicle Width 9' Depth 16'					
A	B	C	D	E	F
0 Degree	10'	20'	*12'	10'	32'
30 Degree	9'	16'	*15'	15'	45'
45 Degree	9'	16'	*15'	17'	49'
60 Degree	9'	16'	*20'	18'	56'
90 Degree	9'	16'	24'	16'	5
* One Way Traffic Only					

PARKING LOT REQUIREMENTS

A = Parking Angle
B = Stall Width
C = Stall Length
D = Aisle Width
E = Stall to Curb
F = Curb to Curb

02-15-009 COMPACT CAR DESIGN

Each compact space approved herein shall be individually designated as a compact space with either signage or painted letters on pavement of at least 12 inches high and seven inches wide stating "Compact". All compact parking spaces shall be approved by the City and shall be located throughout the required parking lot areas in groups as to allow appropriate design.

02-15-010 HANDICAPPED PARKING

Handicapped parking spaces shall be provided in off street parking lots and shall count towards fulfilling the minimum automobile required parking. The number of handicapped parking spaces required shall be one space per each 60 parking spaces up to 300 parking spaces. One additional handicapped parking space shall be designated for each 200 additional parking spaces within the parking lot. Wherever the number of spaces required is a fraction, one handicapped space shall be added if the fraction is .5 or greater.

Physically handicapped parking spaces shall be located as near as practical to a primary building entrance with access ramps negotiable for all handicapped equipment. Each parking space shall be identified by a permanently affixed reflectorized sign and/or surface identification painting depicting the standard symbol for handicap parking.

02-15-011 LANDSCAPING AND SCREENING

Parking lots with five or more spaces must have a minimum of a 10foot wide landscape strip adjacent to any street. Exterior perimeters of the parking lot shall have a minimum of a five-foot wide landscaping strip. Parking lots with more than twenty spaces must have a minimum of five percent interior landscaping. All landscaped areas shall consist of live plant materials and be serviced by a permanent underground water system. Trees shall be planted in the landscape areas at a ratio of one tree per 300 square feet of gross landscape area. Parking lots of five or more spaces shall provide a masonry wall six feet in height when parking lots are adjacent to a residential use. This solid barrier shall be maintained in good condition without any advertising thereon.

02-15-012 LIGHTING

Lighting used to illuminate any off street parking area shall be arranged as to reflect the light away from adjacent properties and street traffic.

02-15-013 SURFACING

All off street parking spaces and maneuvering area shall be paved and permanently maintained with asphalt, concrete or any other all weather dustless surface approved by the Land Use Administrator of Naples City.

Agricultural and heavy equipment uses will be evaluated as to their impact on City streets with appropriate surfacing to be determined by the Land Use Administrator.

02-15-014 GRADING

Parking lots shall be properly graded to allow for drainage of surface water in an approved manner to keep the parking area free of water and ice. Drainage plans are to be approved by the Land Use Administrator prior to issuance of a building permit.

02-15-015 STORAGE

All areas designated for off street parking, maneuvering, loading or site landscaping shall not be used for outdoor storage of materials.

02-15-016 OFFSTREET LOADING SPACE DESIGN STANDARDS

Where necessary, there shall be provided and maintained adequate space for loading and unloading services. All loading areas or docks shall be located so that no vehicle shall be parked, or require maneuvering room within a public street.

Each loading facility shall not be less than 45 feet in length and 12 feet in width and shall have an overhead clearance of not less than 14 feet.

Sufficient room for turning and maneuvering vehicles shall be provided on the site. Off street loading facilities for one use shall not be considered as providing required off-street loading or parking facilities for any other use.

All truck loading spaces shall be separated from adjoining residential zones by a masonry wall not less than 6 feet in height.