

# ZORC RECOMMENDED NO CHANGES TO THIS ARTICLE

## ARTICLE VII. OFF-STREET PARKING AND LOADING

Sec. 30-180. Off-Street Parking required.

- (a) Every Building, Use or Structure instituted or Erected after January 1, 2000, shall be provided with off-street Parking facilities in accordance with the provisions of this article for the use of occupants, employees, visitors and/or patrons.
- (b) Off-Street Parking facilities required by this article shall be maintained and continued as long as the Use giving rise to the requirement is continued.
- (c) The sale or transfer of the required Parking spaces without establishing alternative vehicle Parking facilities in accordance with this article is prohibited.
- (d) Those single Family homes that do not have driveways on the date of adoption of this ordinance must come into compliance at such time as they make modifications to the property having a value greater than or equal to ten percent of the assessed value of the Building.

(Ord. No. 2000-5, § 2, 5-9-00)

Sec. 30-181. Location, character and size of required Parking spaces.

- (a) The off-street Parking facilities required by this article shall be located on the same Lot or parcel of land that the Use they are intended to serve is on.
- (b) Parking stall and aisle dimensions.

TABLE INSET:

Orientation to aisle	45 Degrees	60 Degrees	75 Degrees	90 Degrees
Stall width	12'	10'	9'	9'
Stall length	26.5'	23'	20'	18'
Aisle width	12'	17'	21'	22'
Bumper overhang	1.8'	2.2'	2.4'	2.5'

- (c) Access to a Street. Each individual Parking space shall be directly accessible from a Street or from an aisle or driveway leading to a Street according to the minimum dimensions specified in subparagraph (b) above; however, single Family homes, Duplexes and Townhomes may have tandem spaces.
- (d) Striping. The required off-street Parking facilities for all Development, excluding single Family and Duplex, shall be painted with paint strips in accordance with the Building, Zoning, and Planning Director's requirements.
- (e) Parking Lot aisles in Lots that contain 50 or more spaces shall be numbered. Aisles in Lots that exist prior to the effective date of this ordinance shall be numbered when the Parking Lot is resealed.

(f) Surface material. All off-street Parking facilities including Access aisles, driveways, aprons on the Right-of-Way (from the driveway to the Street) shall be surfaced with a hard dust free material (such as asphalt, brick paver, poured or stamped concrete or other similar material) and maintained in a smooth well-graded condition. There shall be an exception to this requirement allowed for up to 50 percent of the required Parking for churches and other places of worship.

(g) Drainage for all off-street Parking facilities shall meet the requirements of the Metropolitan Miami-Dade County Planning, Development, and Regulation Landscape Manual.

(h) Lighting shall be arranged and designed to prevent glare or excessive light on Adjacent Property and shall not exceed 0.5 footcandles.

(i) A Site Plan shall be submitted with every application for a building permit for any Use or Structure which is required to provide off-street Parking facilities. The Site Plan shall designate the required Parking spaces, Access aisles, driveways and the relation to Uses or Structures which the off-street Parking facilities are intended to serve.

(j) The minimum required width of Parking spaces which are adjacent to a Wall or other solid obstruction shall be 10.5 feet.

(k) Maximum ramp angles for driveway Access to above grade and/or below grade Parking Structures shall be subject to approval by the Chief Building Official.

(l) All Parking spaces shall have concrete car stops (6 feet long) or curbing, except for tandem spaces and Parking spaces in single Family and Duplex.

(m) Head-in/back-out Parking. Parking stalls shall not have direct Access from or to a Public Street or public alley; provided, however, vehicular Parking stalls may have direct Access from and to a Public Street when serving a one-Family residence, Duplex, or Townhome.

(n) Curb cuts. All curb cuts shall conform to the design and construction standards required by the Public Works Supervisor.

(o) Handicap Parking spaces. These spaces may be counted towards the required Parking calculation and designed in accordance with the Americans with Disabilities Act, as amended.

(p) Tandem Parking spaces. Single Family homes, Duplexes, and Townhomes may have required Parking spaces where vehicles are parked in front or in back of each other as long as one vehicle has direct Access to a Street.

(q) Setback for parking garages in single Family homes. A 20-foot Setback from the garage door to a property line.

(Ord. No. 2000-5, § 2, 5-9-00)

#### Sec. 30-182. Joint Use of Parking facilities.

Parking facilities may be utilized by two or more Buildings or Uses provided that:

- (1) The total of such shared Parking spaces shall not be less than the sum of the requirements of the several individual Uses when computed separately.
- (2) A covenant running with the land shall be prepared for the purpose of insuring that the required Parking is provided and available at all times. The Unity of Title shall be executed by the owners of the properties concerned, approved as to form by the Village Attorney, recorded in the public records of Miami-Dade County as a covenant running

with the land and shall be filed with the Building, Zoning, and Planning Department and attached to plans or permit applications that are filed with the Village.

(3) No part of an off-street Parking area required for a Building or Use shall be included as part of an off-street Parking area similarly required for another Building or Use unless as set forth in subparagraph (2) above.

(4) Nothing in this article shall prevent two or more properties [from] temporarily sharing their Parking spaces if each has the required number of Parking spaces.

(Ord. No. 2000-5, § 2, 5-9-00)

Sec. 30-183. Calculation of required off-street Parking spaces.

(a) *Non-specified Uses.* The requirements for off-street Parking for any Use not specifically mentioned in sec. 30-184 shall be the same as provided in this article for the Use most similar to the one sought as determined by the Building, Zoning, and Planning Director.

(b) *Fractional measurements.* Shall be calculated to the nearest whole number. A fraction of one-half shall be rounded to the highest whole number unless otherwise specified in section 30-184.

(c) *Mixed Uses.* The total requirements for off-street Parking shall be the sum of the requirement of the various Uses computed separately, except where specific requirements are stipulated in this article. Off-Street Parking spaces for one Use shall not be considered as providing the required off-street Parking for any other Use.

(d) *[Additions to existing Structures.]* Additions to existing Structures shall provide the number of Parking spaces as required in this article for similar new construction.

(Ord. No. 2000-5, § 2, 5-9-00)

Sec. 30-184. Amount of required off-street Parking.

(a) The required off-street Parking spaces shall be provided and maintained on the basis of the minimum requirements listed in this article.

TABLE INSET:

Use	Required Number of Spaces	Special Conditions Additional Required Spaces
(1) Apartment Building	1.75 per Unit	Developments with more than 10 Units, then 1 additional per 5 Units, marked as guest Parking
(2) Cabana Clubs	0.5 per cabana	
(3) Churches and other places of worship	See special conditions	1 per 60 sq. ft. of Floor Area available for seating and per 4 fixed seats. Parking only required for main sanctuary or largest meeting room whichever is greater.
(4) Community Residential Facility	1 space per live in employee plus spaces listed in special conditions	1 space for every 5 residents or any fraction thereof

(5) Duplex	4 spaces	If in a Development with $\geq 5$ Units, then 1 additional per 5 Units, marked guest Parking
(6) Hotel or Motel	1 per Unit	Accessory Uses 65% of requirement if calculated as a Main Permitted Use
(7) Life Care Facility or similar Use with beds	1 per 10 beds	Minimum of 2 for facility
(8) Marina or marine dockage	1 per 3 wet slips	Dry dock storage: 1 per 10 dry slips
(9) Nightclub and/or Bar	1 per 60 sq. ft. of Floor Area available for seating	
(10) Offices	1 per 300 sq. ft.	Medical offices 1 per 250 sq. ft.
(11) Personal Service Uses	1 per 250 sq. ft.	
(12) Places of assembly such as auditoriums, movie theater, convention halls, meeting rooms, ext.	See special conditions	1 per 4 fixed seats or 1 per 60 sq. ft. of Floor Area available for seating, whichever is applicable. If there is fixed seating and areas available for seating, the Parking calculation is cumulative. Plus one for each theater and 1 per each movie booth.
(13) Private Clubs	See special conditions	1 per 60 sq. ft. of Floor Area available for seating and 1 per 4 fixed seats
(14) Restaurant	1 per 4 fixed seats or 1 per 60 sq. ft. of Floor Area available for seating	There shall be no Parking requirement for a sidewalk or Outdoor Cafe so long as such seating does not exceed 25% of the total seating
(15) Restaurant, take-out	1 per 150 sq. ft.	Only applies when take-out restaurant is primary Use
(16) Retail	1 per 250 sq. ft.	
(17) Service Station	1 per 250 sq. ft. of Retail or office area	1 space per repair bay 1 space marked "reserved"
(18) Schools, public or private	See Special conditions	As established by State agency, private to Use same standards
(19) Schools, business commercial, adult or trade	1 per 4 fixed seats and 1 space per 60 sq. ft. area available	1 per classroom

	for seating	
(20) Shopping Center	1 per 220 sq. ft.	No differentiation by Use. If movie theater, see requirements for places of assembly.
(21) Single Family Residence	2 spaces	
(22) Townhome	2 per Unit	If a Development has more than 5 Units, then 1 additional space per 5 Units, marked guest.
(23) Village Civic Center	As required by the master plan and associated Parking study approved by the Village Council	
(24) Warehouse including self storage cubicles	1 per 2,000 sq. ft.	Storage space as Accessory Use - 1 space per 2,000 sq. ft.

(b) Off-Street loading spaces; general provisions.

(1) Off-Street loading spaces, when required, shall be provided on the same Lot as the Main Permitted Use. These spaces are not counted towards the required Parking spaces as established in subparagraph (a) above.

(2) For the purposes of this article, an off-street loading space shall be an area at least ten feet wide by 25 feet long with 14 feet vertical clearance. Each loading space shall be directly accessible from a Street or alley without crossing or entering any other required off-street loading space, and arranged for convenient and safe ingress and egress by motor truck and/or Trailer combination. Such loading space shall also be accessible from the interior of any Building it is intended to serve.

(3) Off-Street loading facilities that serve one Use shall not be considered as meeting off-street loading requirements of any other Use.

(4) Plans for Uses requiring off-street loading facilities under the provisions of this article shall clearly indicate the location, dimensions, clearance and Access of all such required off-street loading facilities.

(5) The location of loading spaces shall be illustrated on submitted plans within close proximity to the Building entrance in a manner that does not restrict the free movement of traffic during their utilization.

(c) Off-street loading spaces shall be provided as follows:

(1) Non-residential Uses:

a. No requirements for Buildings that contain less than 5,000 square feet.

b. One space for Buildings that contain 5,000 < 10,000 square feet of Floor Area.

c. Buildings with a Floor Area between 10,000 square feet and < 50,000 square feet shall provide two spaces.

d. One space shall be provided for every additional 50,000 square feet above the first 50,000.

- (2) Multiple Family or Apt./Hotel Bldg: one space for every 50 Units; however, there shall be no loading space requirements for Developments that have less than ten Units.
- (3) Places of assembly: 20,000 - 40,000 square feet - one space + one space for each 60,000 square feet over 40,000 square feet or major fraction.
- (d) Uses in the C-1 District shall provide one golf cart space per 50 vehicular spaces. (Ord. No. 2000-5, § 2, 5-9-00; Ord. No. 2005-19, § 6, 11-22-05)  
Secs. 30-185--30-189. Reserved.