

**1. Requested Motion:**

**Meeting Date:** September 7, 2010

Move Ordinance 10-09, Amendment to LDC Chapter 34, Parking Regulations  
 To a second and final public hearing on September 20, 2010 at 6:30 PM.

**Why the action is necessary:**

Complies with direction of the Town Council and the recommendation of the LPA.

**What the action accomplishes:**

Moves the Ordinance forward to public hearing.

**2. Agenda:**

- Consent
- Administrative

**3. Requirement/Purpose:**

- Resolution
- Ordinance
- Other

**4. Submitter of Information:**

- Council
- Town Staff
- Town Attorney

**5. Background:**

On August 16, 2010 the Town Council introduced Ordinance 10-09, Amendment to LDC Chapter 34, Parking Regulations and moved it to a first public hearing.

**6. Alternative Action:**

Continue the public hearing to another date and time certain, or move the ordinance to a final public hearing at another date and time certain.

**7. Management Recommendations:**

**8. Recommended Approval:**

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Cultural Resources Director	Town Clerk
						

**9. Council Action:**

- Approved
- Denied
- Deferred
- Other

Town of Fort Myers Beach  
ORDINANCE NO. 10-09

AN ORDINANCE AMENDING REGULATIONS IN CHAPTER THIRTY-FOUR OF THE TOWN OF FORT MYERS BEACH LAND DEVELOPMENT CODE; PROVIDING AUTHORITY; ADOPTING AMENDMENTS TO DIVISION 26 (ENTITLED PARKING) OF ARTICLE IV (ENTITLED SUPPLEMENTAL REGULATIONS) OF CHAPTER 34 (ENTITLED ZONING DISTRICTS, DESIGN STANDARDS, AND NONCONFORMITIES); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

IT IS HEREBY ORDAINED BY THE TOWN OF FORT MYERS BEACH AS FOLLOWS:

Section 1. Authority. This Ordinance is enacted pursuant to the provisions of Chapter 95-494 Laws of Florida, Chapters 163 and 166, Florida Statutes, and other applicable provisions of law.

Section 2. Adoption of Amendments to Article IV of Chapter Thirty-four of the Town of Fort Myers Beach Land Development Code. Chapter Thirty-four of the Town of Fort Myers Beach Land Development Code is entitled "Zoning Districts, Design Standards, and Nonconformities." Article IV of Chapter Thirty-four is hereby amended as set forth in **EXHIBIT "A"**, attached hereto and incorporated herein by reference. Entirely new language is indicated with underlining. Language being repealed from the existing code is indicated with ~~strikethroughs~~. Existing language being retained is either omitted entirely or is shown without underlining or strike-through.

Section 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance, or application hereof, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion or application hereof.

Section 4. Effective Date. This Ordinance shall be effective immediately upon adoption.

The foregoing ordinance was enacted by the Town Council upon a motion by Council Member \_\_\_\_\_ and seconded by \_\_\_\_\_ and, upon being put to a vote, the result was as follows:

Larry Kiker, Mayor \_\_\_\_\_  
Bob Raymond, Vice Mayor \_\_\_\_\_  
Tom Babcock \_\_\_\_\_

Alan Mandel \_\_\_\_\_  
Jo List \_\_\_\_\_

DULY PASSED AND ENACTED by the Council of the Town of Fort Myers Beach,  
Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

TOWN OF FORT MYERS BEACH

BY: \_\_\_\_\_

Michelle D. Mayher, Town Clerk

BY: \_\_\_\_\_

Larry Kiker, Mayor

Approved as to legal sufficiency by:

\_\_\_\_\_

Fowler White Boggs, Town Attorney

DRAFT

## DIVISION 26. PARKING

### Sec. 34-2011. Types of parking facilities.

Parking facilities in the Town of Fort Myers Beach take a variety of forms, generally classified as follows:

(a) **Single-purpose parking lots.** Single-purpose parking lots are designed to serve individual businesses, ~~condominiums, or shopping centers~~ multiple-family buildings, mixed-use buildings, and multiple-occupancy complexes. Single-purpose parking lots are usually located on the same site parcel as the use(s) they serve and may include parking spaces under a building or in a parking garage.

- (1) Most single-purpose parking lots are considered by this code to be accessory uses of land (§ 34-1171) and thus can be built to serve any permitted principal use on the same parcel of land.
- (2) Some single-purpose parking lots serve two or more non-abutting parcels, as provided in § 34-2018 for joint-use parking lots.
- (3) Surplus spaces in some single-purpose parking lots may be rented to the general public during peak periods, as provided in subsection 34-2019(a).

(b) **Shared parking lots.** Shared parking lots are open to the public, generally for a fee, regardless of the destination of the person parking there. Shared parking lots may be operated as a private business or by a governmental entity, and may include a surface parking lot and/or a parking garage.

- (1) ~~All~~ Seasonal shared parking lots may obtain temporary use permits require permits that may be issued administratively for up to three-year periods as provided in § 34-2022 of this chapter.
- (2) Permanent shared parking lots are considered a principal use of a parcel of land and may be approved in certain zoning districts only by special exception or through the planned development zoning district procedures.
- (3) Parking garages that operate in whole or part as shared parking lots are also considered a principal use of land and may be approved only through the ~~Commercial Planned Development~~ planned development zoning district procedures (see §§ 34-620(d) and 34-676(e)).

(c) **On-street parking.** Governmental entities sometimes provide on-street parking spaces, usually with parking meters, that are available for use by the public regardless of their destination. On-street parking is closely related to the functioning of the adjoining street and is provided as a public works project rather than being regulated as a land development activity by this code.

### Sec. 34-2012. Definitions.

For purpose of this division only, certain words or phrases are defined as follows:

*Employees* means the regular working staff, paid, volunteer, or otherwise, at maximum strength and in full-time equivalent numbers, necessary to operate, maintain, or service a given facility or use under normal levels of service.

*High turnover* applies to parking lots where vehicles are parked for relatively short periods of time ranging from a few minutes to several hours. Customer parking for retail stores, restaurants, bars, offices, or similar establishments is considered to be high turnover.

*Low turnover* applies to parking where vehicles are parked for relatively long periods of time, such as employee parking during the day, uses such as beach parking or marina parking where customers typically leave their cars for periods of several hours or more, and overnight parking in residential developments.

*Parking aisle* means an accessway within a parking lot ~~which~~ that provides direct access to individual parking spaces.

*Parking lot* means an area of land designed, used, or intended for parking five (5) or more vehicles.

*Parking lot entrance* means the accessway which provides ingress or egress from a street right-of-way or easement to a parking lot.

*Parking space* means an area of land designed or intended for parking one (1) vehicle. Some parking spaces are designated as disabled spaces.

#### **Sec. 34-2013. Access.**

(a) Each parking lot ~~shall~~ must have a distinct parking lot entrance. Such entrance ~~shall~~ meet the requirements of ch. 10, as well as the following:

- (1) Minimum width at the property line for one-way entrances is 10 feet.
- (2) Minimum width at the property line for two-way entrances is 20 feet.
- (3) Maximum width at the property line is 25 feet.

The director may determine that traffic volumes, truck traffic, or other special circumstances warrant other requirements.

(b) Parking lot entrances ~~shall~~ must not exceed a six percent grade for 20 feet into any lot or parcel, ~~nor shall a~~ A parking lot entrance must not enter a street right-of-way or easement at an angle of less than 90 degrees unless a lesser angle is approved by the director.

#### **Sec. 34-2014. Parking plan.**

A parking plan ~~shall be~~ is required for all uses, except single-family ~~residence~~ and two-family dwelling units, and ~~shall~~ must be submitted for review and approval in accordance with ch. 10. Developments ~~which that~~ are not required to be approved in accordance with chapter 10 ~~shall~~ must submit plans to the director prior to issuance of a building permit. The plan ~~shall~~ must accurately designate the required parking spaces, parking aisles, and parking lot entrance, as well as the relation of any off-street parking facilities to the uses or structures such facilities are designed to serve.

#### **Sec. 34-2015. Location and design.**

The location and design of all parking lots ~~shall~~ must comply with embody the following provisions:

- (1) ~~*Location of single-purpose parking lots.*~~ Parking spaces that are required to support specific land uses (see § 34-2020) ~~shall~~ must be provided on the same premises and within the same ~~or similar~~ type zoning district as the use they serve, except in the DOWNTOWN zoning district as provided in § 34-676(a). Joint-use parking lots are regulated by § 34-2018.
- (2) ~~*Location of shared parking lots.*~~ Shared parking lots ~~may be constructed as follows:~~

- a. ~~Seasonal shared parking lots may obtain temporary use permits administratively for up to three-year periods as provided in § 34-2022 of this chapter. The location and certain design features of seasonal parking lots are regulated by § 34-2022.~~
  - b. ~~Permanent shared parking lots are considered a principal use of a parcel of land and may be approved in certain zoning districts by special exception.~~
  - c. ~~Parking garages that operate in whole or part as shared parking lots are also considered a principal use of land and may be approved only through the CPD (commercial planned development) zoning district (see §§ 34-620(d) and 34-676(e)).~~
- (3) ~~**Design.**~~ In addition to the requirements set forth in this division, all parking lots shall must be designed in accordance with the buffer, landscaping, drainage, and other requirements ~~set forth in~~ ch. 10 of this code.
- (4) (3) **Lighting.** If the parking lot is to be used at night, adequate lighting shall must be provided for the driveways, ingress, and egress points, and parking areas of all commercial and industrial uses. Such lighting shall must be so arranged and directed as to eliminate glare on any other use, and must comply with applicable sea turtle lighting restrictions in ch. 14.
- (5) (4) **Stacking.** All individual parking spaces shall must be accessible from a parking aisle intended to provide access to the space. Stacking of vehicles (one behind the other) shall may be permitted only where each dwelling unit has a specific garage or driveway appurtenant to it and in valet parking facilities wherein parking is performed only by employees of the facility.
- (6) (5) **Exiting.** All parking lots shall must be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave the parking lot in a forward motion, except where approved by the director under the following conditions:
- a. The right-of-way is a local street and:
    - 1. there is insufficient room on the parcel for vehicles to turn and exit in a forward direction, and
    - 2. the number of parking spaces backing out are no more than the minimum required by this division to serve existing buildings; or
  - b. The parking spaces are in the “Pedestrian Commercial” category of the comprehensive plan and do not unduly interfere with critical congested road segments or the normal usage of existing or proposed sidewalks.
- (7) (6) **End spaces.** Parking lots utilizing 90° parking with dead-end aisles shall must provide a turning bay for those spaces at the end of the aisle.
- (8) (7) **Pedestrian system.** In any parking lot where more than one tier of parking spaces is to be developed, walkways shall must be provided which accommodate safe and convenient pedestrian movement ~~from vehicles to building entrances and other walking destinations. If these walkways cross major parking aisles, the walkway shall be clearly differentiated from the surface of the aisle.~~

**Sec. 34-2016. Dimensional requirements; delineation of parking spaces.**

In addition to satisfying all other provisions of this division, the arrangement and spacing of off-street parking lots shall must conform to the following requirements:

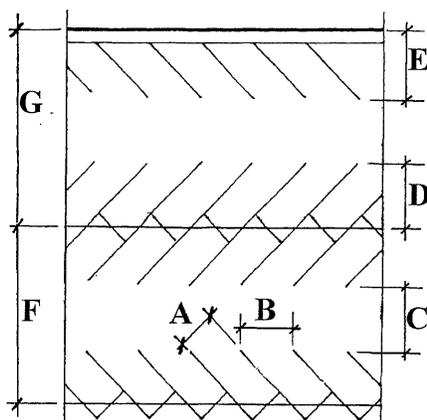
- (1) **Minimum dimensions.** Minimum aisle widths and parking space dimensions shall be as follows:

<i>AISLE WIDTHS</i>	<i>PARKING SPACES</i>
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Angle of Parking	One-Way (feet)	Two-Way (feet)	Width (feet)	Length (feet)
Parallel	10	20	7	20
45° -50°	11	20	8.5	
55° -60°	14	22	8.5	
70° -75°	17	22	8.5	
90°	20	22	8.5	18

(2) **Effect of minimum dimensions on size of parking lots.** The following table illustrates the effect of the minimum aisle and parking space dimensions on the size of parking lots, keyed to the dimensions indicated in Figure 34-30.

DIMENSION (in feet):	45°	60°	75°	90°
Stall width	A 8.5	8.5	8.5	8.5
Stall width (parallel to aisle)	B 12.0	9.8	8.8	8.5
Aisle width (one-way travel)	C 11.0	14.0	17.0	20.0
Stall depth (interlock)	D 15.3	17.5	18.6	18.0
Stall depth (to wall)	E 17.5	19.1	19.4	18.0
Module (interlocking)	F 41.6	49.0	54.2	56.0
Module (wall to interlock)	G 43.9	50.6	55.0	56.0
Module (wall to wall)	46.0	52.2	55.8	56.0



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(3) **Disabled space dimensions.** Individual disabled parking space dimensions shall must be 12 feet by 18 feet. Parking access aisles must be no less than 5 feet wide and must be part of an accessible route to the building or facility entrance. These dimensions do not guarantee compliance with the Americans with Disabilities Act (ADA) of 1990.

(4) **Delineation of spaces.**

a. **Paved parking lots.**

1. Parking spaces shall must be delineated by all-weather painted lines, not less than four inches in width, centered on the dividing line between spaces.
2. Parking spaces for the disabled must be prominently outlined with blue paint, and must be repainted when necessary to be clearly distinguishable as a parking space designated for persons who have disabilities and must be posted with a permanent above-grade sign bearing the international symbol of accessibility and the caption "PARKING BY

DISABLED PERMIT ONLY.” Signs erected after October 1, 1996 must indicate the penalty for illegal use of these spaces.

b. *Unpaved parking lots.*

1. Perimeter parking spaces in unpaved parking lots ~~shall~~ must be delineated by placing a parking block three feet from the end of the parking space and centered between the sides of the space.
2. If a perimeter space abuts a structure, the space may be indicated on the structure, in which case parking blocks ~~shall not be~~ not required.
3. Parking spaces for the disabled must be clearly distinguishable as a parking space designated for persons who have disabilities and must be posted with a permanent above-grade sign bearing the international symbol of accessibility and the caption “PARKING BY DISABLED PERMIT ONLY.” Signs erected after October 1, 1996 must indicate the penalty for illegal use of these spaces. Parking spaces for the disabled must comply with all other applicable accessibility requirements of state law and the Florida Building Code.

**Sec. 34-2017. Parking lot surfaces.**

(a) **High turnover parking lots.** Except as provided in this section, all high turnover parking lot aisles and parking spaces ~~shall must be provided with~~ a paved surface, except for the open space beyond parking blocks. The term “paved” ~~shall be interpreted to mean~~ and includes asphalt, concrete, brick, paving blocks, porous (pervious) asphalt or concrete, and other similar treatments. Clean (washed) angular gravel (such as FDOT #57 stone) may also be used if stabilized as provided in subsection (b)(1).

- (1) Any parking spaces that may be permitted, seaward of the 1978 coastal construction control line shall be stabilized with best management practices approved by the director.
- (2) All disabled parking spaces, including disabled parking spaces seaward of the coastal construction control line, ~~shall be provided without gaps or holes that would create a danger to the user~~ must comply with applicable requirements of state law and the Florida building Code.

(b) **Low turnover parking lots.** Due to the low volume of vehicle turnover in this type lot, alternative unpaved surfaces may also be permitted provided that the areas are adequately drained and continuously maintained in a dustfree manner.

- (1) Alternative surfaces may include stabilized surfaces of grass or clean (washed) angular gravel over a well-drained base, or other similar porous materials. Stabilization may be accomplished by turfblocks (concrete or plastic) or proprietary cellular or modular porous paving systems installed in accordance with manufacturers’ specifications.
- (2) Crushed limerock that has not been washed or otherwise processed to remove fine particles will be permitted as a surface material only when designed, placed, and maintained in a manner that will:
  - a. prevent the flow of sediment-laden runoff from the lot, and
  - b. keep the surface dust-free at all times.
- (3) The use of unimproved surfaces such as sand or dirt as approved parking shall be prohibited.
- (4) Disabled spaces ~~must be provided with a smooth surface without gaps or holes which would create a danger to the user~~ comply with applicable requirements of state law and the Florida Building Code.

(c) **Reduced surfacing standards**

- (1) The director is authorized to permit portions of high turnover parking lots (including parking lot aisles), to meet the surfacing standards for low turnover parking lots (§ 34-2017(b), above) when

the reduced surfacing standard will be used in those portions of the parking lot expected to receive the lightest usage, such as overflow or employee parking areas.

- (2) This subsection ~~may~~ must not be construed inconsistently with the Americans with Disabilities Act (ADA) of 1990.

(d) **Reservation of spaces for future use.** When a use or activity is required by this chapter to provide more than ten (10) high turnover parking spaces, the director may approve leaving up to 25 percent of the required spaces as landscaped areas reserved for future use, provided that:

- (1) The applicant clearly shows the reserved parking spaces on the site plan;
- (2) The reserved parking areas ~~shall~~ must not be counted towards the minimum open space or landscaping or buffering requirements of this chapter or chapter 10;
- (3) All drainage facilities shall be calculated and built as though the reserved parking areas were impervious surfaces; and
- (4) The reserved parking areas ~~shall~~ must not be used for any purpose other than landscaped open space or temporary overflow parking during special holiday seasons or sales.

Should the property owner decide to pave the reserved area for parking, he ~~shall~~ must submit the original site plan or development order approval to the director, who is authorized to approve the paving provided that such paving does not include any new entrances onto a public street. If the parking areas does involve new entrances, then a limited review development order is required.

#### **Sec. 34-2018. Joint use of parking lots.**

(a) A single-purpose parking lot can provide some or all of the required parking spaces for two (2) or more unrelated businesses, provided that such joint-use parking lot:

- (1) is built on a ~~site~~ parcel where a commercial parking lot is permitted, and
- (2) is placed on the ~~site~~ parcel so as not to violate any applicable build-to lines or block visibility of vehicles (see § 34-3131), and
- (3) is built to the same standards as a single-purpose parking lot, and
- (4) is located within 750 feet of each ~~use~~ business.

(b) The peak parking demands of the different uses must occur at different times. The director may require an applicant to provide a technical analysis of the timing and magnitude of the proposed parking demands.

(c) Applications for joint-use parking lots must include:

- (1) A notarized statement from all property owners involved indicating the use of each property and forecasting that the peak level of activities of each separate building or use which create a demand for parking will occur at different times.
- (2) A draft joint-use parking agreement, acceptable to the town ~~attorney~~, that:
  - a. specifically identifies the designated spaces that are subject to the agreement;
  - b. includes a statement indicating that the parties understand that these designated spaces cannot be counted to support any use other than those identified in the agreement;
  - c. identifies the current property uses, property owners, and the entity responsible for maintenance of the parking area.
  - d. includes a backup plan to provide sufficient parking if the joint-use parking agreement is violated by either party.
- (3) Upon approval of the agreement by the town ~~attorney~~, the agreement(s) must be recorded in the Lee County public records at the applicant's expense.

- (4) A certified copy of the recorded joint-use parking agreement must be provided to the town before any joint-use parking spaces may commence.

**Sec. 34-2019. Other use of parking lots.**

(a) Parking spaces that are not in daily use and are located in parking lots having ten (10) or more parking spaces and meeting the other requirements of this division may be rented to the general public during peak periods.

(b) The following structures and uses may be approved in parking lots by the director provided that a site plan is submitted showing that the structure will not reduce the parking spaces required for the principal use, or create a traffic or pedestrian hazard:

- (1) Charitable or other similar drop-off collection stations.
- (2) Aluminum can or other similar receiving machines or facilities.
- (3) Photo pickup stations.
- (4) Telephone booths and pay telephone stations.
- (5) Automatic teller machines (ATMs).
- (6) Other similar uses ~~which~~ that do not unreasonably interfere with the normal functioning of the parking lot.

(c) Except as provided in this section and for ancillary temporary uses as provided in § 34-3048, required parking areas ~~shall~~ must not be utilized for the sale, display, or storage of merchandise, or for repair, dismantling, or servicing of any vehicles or equipment. This ~~shall not be interpreted to~~ subsection does not prohibit a residential property owner from the occasional servicing of his own noncommercial vehicle or conducting normal residential accessory uses.

**Sec. 34-2020. Required parking spaces.**

(a) *New developments.* New residential and nonresidential uses ~~are required to~~ must provide off-street parking spaces in single-purpose parking lots in accordance with the standards specified in this section, as modified by certain reductions as provided in the DOWNTOWN and SANTINI zoning districts (see division 5 of article III).

(b) *Existing developments.* Existing buildings and uses may be modernized, altered, or repaired without providing additional parking spaces, ~~provided if~~ provided if there is no increase in total floor area or capacity.

- (1) Existing buildings or uses enlarged in terms of floor area ~~shall~~ must provide additional parking spaces for the enlarged floor area in accordance with the standards specified in this section.
- (2) When the use of a building is changed to a different use ~~which~~ that is required to have more parking than exists, the additional parking ~~shall~~ must be provided in accordance with the standards specified in this section.

(c) *Bicycle parking.* Commercial, multiple-family, and mixed-use buildings may eliminate one (1) required parking space by providing and maintaining a bicycle rack able to hold four (4) bicycles.

(d) *Minimum parking standards.*

- (1) **RESIDENTIAL USES.**

- a. **Dwelling units with individual driveways:** The minimum requirement is 2.0 spaces for each dwelling unit. Stacking of vehicles in the driveway is permitted.
- b. **Dwelling units with common parking lots:** Minimum requirements are as follows:
  - 1. Studio or efficiency: 1.0 spaces per unit.
  - 2. One bedroom: 1.25 spaces per unit.
  - 3. Two bedrooms: 1.25 spaces per unit.
  - 4. Three or more bedrooms: 1.5 spaces per unit.
  - 5. Live/work units: 2.0 spaces per unit.
 Stacking of vehicles is not permitted except as provided in § 34-2015(5).
- c. **Timeshare units:** Parking requirements are the same as for multiple-family buildings. If lock-off accommodations are provided, ~~parking for the lock-off units will be calculated at 0.5 extra spaces per lock-off unit~~ are required.
- d. **Living units without kitchens:** Living units that do not contain customary cooking facilities within the individual units but instead have a central kitchen for food preparation and where meals are served in a central dining area or individual rooms ~~must calculate parking requirements as follows:~~ must provide one (1) parking space per four (4) residents or four (4) beds (whichever is greater), plus ten percent (10%).
- e. **Group quarters, excluding living units subject to § 34-2020(d)(1)d.** The minimum requirement is one (1) parking space per bedroom or one (1) space per two (2) beds, whichever is greater.

(2) **COMMERCIAL USES.**

- a. **Bars and cocktail lounges.** The minimum requirement is 15 spaces per 1,000 square feet of total floor area. If outdoor seating is provided, an additional one (1) space per four (4) outdoor seats or 75 square feet of outdoor seating area (whichever is greater) must be provided. See also subsection (2)h of this section, pertaining to restaurants, and subsection (4) of this section.
- b. **Bed-and-breakfast inns.** The minimum requirement is one (1) parking space for each guest room plus One (1) space for the owners' quarters.
- c. **Car washes.** The minimum requirement is two (2) spaces per car wash stall or space, plus drive-through facilities (see subsection (2)d of this section). Each individual car wash stall or space may count as one (1) of the required two (2) parking spaces per stall.
- d. **Drive-through facilities.** Where permitted, any commercial establishment providing drive-through service windows or stalls ~~shall~~ must provide separate vehicle stacking for those uses. For the purpose of this section, a stacking unit is defined as 18 feet in length and 9 feet in width. The total number of stacking units required is ~~to be~~ based on the type of business, as follows:
  - 1. **Banks and financial establishments:** Stacking lanes to accommodate three (3) cars per window.
  - 2. **Car washes:** Stacking to accommodate one (1) car per service stall or three (3) cars, whichever is greater.
  - 3. **Restaurants:** New or expanded drive-through facilities are not permitted for restaurants (see § 34-620(g)). For existing drive-through facilities that are being lawfully reconfigured, stacking lanes to accommodate six (6) cars per service lane, with a minimum of four (4) spaces preceding the menu board.
  - 4. **Other:** Stacking for two (2) cars.
- e. **Hotels and motels.** The minimum requirement is 1.2 parking spaces for each guest unit up to 450 square feet and 1.5 spaces for each larger guest unit.

- f. **Offices.** This category includes offices of all types not specifically listed elsewhere, including banks and medical facilities. The minimum requirement is two (2) spaces per 1,000 square feet of total floor area. See also subsection (2)d. of this section pertaining to vehicle stacking for drive-through facilities.
- g. **Personal services.** The minimum requirement is five (5) spaces per 1,000 square feet.
- h. **Restaurants.** With the exceptions noted below, the minimum parking requirements for restaurants is eight (8) spaces per 1,000 square feet of total floor area plus any outdoor seating area.
  - 1. *Accessory restaurant.* When a restaurant is located within the same building as the principal use, and is clearly provided primarily for the employees and customers of the principal use, no additional parking spaces are required.
  - 2. *Bars and cocktail lounges.* If the restaurant contains a cocktail lounge or bar, the minimum requirement is eight (8) spaces per 1,000 square feet of total floor area plus five (5) additional spaces per 1,000 square feet of floor area used for the bar or cocktail lounge. If outdoor seating is provided, parking must also be provided for the area used for outdoor seating at these same rates.
- i. **Retail stores, freestanding.** This subsection applies to individual retail or business establishments. Any retail establishment proposing drive-through facilities ~~shall~~ must also meet the requirements of subsection ~~(d)~~(2)d of this section.
  - 1. *Convenience food and beverage stores.* The minimum requirement is four (4) spaces per 1,000 square feet of total floor area. If more than 20% of the total floor area or 600 square feet, whichever is less, is used for the preparation and/or sale of food or beverages in a ready-to-consume state, parking required for this area ~~will be calculated~~ is the same as a restaurant. One (1) parking space per four (4) pumps will be credited against the required parking.
  - 2. *Other retail or business establishments.* The minimum parking requirement is three (3) spaces for each 1,000 square feet of total floor area. Required parking for areas within the principal building ~~which that~~ are used only for dead storage and are not available to the public ~~shall be computed at the rate of~~ is two (2) spaces per 1,000 square feet.
- j. **Warehousing (mini-warehouses).** The minimum requirement is one (1) space per 25 storage units, with a minimum of three (3) spaces.
- k. **Wholesale establishments.** The minimum requirement is one (1) space per company vehicle plus one (1) space per 1,000 square feet of total floor area.

(3) **MISCELLANEOUS USES.**

- a. **Educational institutions.**
  - 1. *Public schools.* Parking ~~shall~~ must be provided in compliance with state law.
  - 2. *Private or parochial schools and day care centers.* The minimum requirement is one (1) space per employee plus one (1) space for each 40 students.
- b. **Marinas and other water-oriented uses.** Minimum requirements are as follows:
  - 1. *Boat slips:* One (1) space per two (2) slips.
  - 2. *Dry storage:* One (1) space per six (6) unit stalls.
  - 3. *Charter or party fishing boat services:* One (1) space per three (3) people based on maximum passenger capacity of the boats using the dock or loading facility.
  - 4. *Cruise ships:* One (1) space per three (3) people based on the maximum passenger and crew capacity of the ship.
  - 5. *Water taxis:* Dedicated parking spaces are not required at stopping points for water taxis or water shuttles.

6. *Other uses*: Other uses including accessory or ancillary marina uses such as restaurants, bars, or lounges, boat sales, etc. must be calculated separately in compliance with this division.
  - c. *Museums, art galleries, libraries, and other similar uses not covered elsewhere*: The minimum requirement is one (1) parking space for each 500 square feet of total floor area.
  - d. *Places of worship and religious facilities*. Refer to division 27 of this article.
  - e. *Recreation facilities, indoor*. The minimum requirement is one (1) parking space for each 150 square feet of total floor area.
  - f. *Theaters, auditoriums, meeting halls, and other similar places of public assembly, not covered elsewhere*. The minimum requirement is one (1) parking space for each four (4) seats plus one (1) space per employee
  - g. *Carnivals, fairs, and amusement attractions and devices*. The minimum requirement is five (5) parking spaces provided for each permanent amusement device.
- (4) **COMBINED USES**. The number of parking spaces required for combined uses shall be is the total of the spaces required for each separate use established by this schedule. Exceptions are as follows:
- a. *Joint use of parking lots*. As provided in § 34-2018,
  - b. *Multiple-occupancy complexes*. This subsection applies to multiple-occupancy complexes where five (5) or more individual business establishments are located and ~~which~~ that all share a common parking area. Specifically excluded from this subsection are theaters and hotels. Minimum requirements are as follows:
    1. If the complex contains less than 25% of its gross floor area as restaurants, bars, and cocktail lounges, two (2) spaces per 1,000 square feet.
    2. If the complex contains 25% to 50% of its gross floor area as restaurants, bars, and cocktail lounges, four (4) spaces per 1,000 square feet.
    3. If the complex contains 50% to 75% of its gross floor area as restaurants, bars, and cocktail lounges, six (6) spaces per 1,000 square feet.
    4. If the complex contains over 75% of its gross floor area as restaurants, bars, and cocktail lounges, eight (8) spaces per 1,000 square feet.
- (5) **USES NOT SPECIFICALLY LISTED**. ~~Off-street parking for a~~ Uses not specifically mentioned in this chapter shall be must provide the same number of off-street parking spaces as for the uses most similar to the one sought use.

**Sec. 34-2021. Reserved.**

**Sec. 34-2022. Seasonal parking lots.**

(a) ~~Temporary use permits (see §§ 34-3041, and 34-3050) may be issued for seasonal parking lots. Approval of seasonal parking lots can be~~ Each permitted seasonal shared parking lot may operate for a single period of up to 8 months long, commencing on November 15 and continuing until July 15 (subsection 34-2022(b)); or for a single period of up to 3 years on a year-around basis (subsection 34-2022(e)). For the purposes of this section, temporary use permits for seasonal parking lots may also be issued for all or part of such time period and shall not be limited to 30 days as set forth in § 34-3041(d) of the succeeding year. Prior to commencing its operation for all or any portion of each 8-month period beginning November 15 and ending July 15 of the succeeding year, a seasonal shared parking lot must obtain a seasonal parking lot permit in compliance with this code.

(b) A seasonal parking lot approved for a single period of up to 8 months must comply with the following regulations:

- (1) A seasonal parking lot ~~shall~~ may only be permitted ~~on commercially zoned property in accordance with Article III, Division 2 of this chapter, or in a planned development zoning district where a shared permanent parking lot or seasonal parking lot is included in the approved schedule of uses.~~
- (2) Ingress and egress to seasonal parking lots ~~shall~~ must not be through a residential neighborhood or residentially zoned district.
- (3) The applicant must submit to the director a parking plan, drawn to scale, indicating ~~but not limited to the following:~~ the location of access points, ropes, and posts, and the circulation pattern within the parking lot.
- (4) Individual spaces in seasonal parking lots do not need to be delineated provided the end of each space and all aisles are clearly delineated with temporary posts and ropes.
- (5) Seasonal parking lots do not need to be surfaced, ~~and may~~ but must be maintained as a ~~grass~~ planted area or otherwise in a dust-free manner.
- (6) Seasonal parking lots ~~shall~~ must be designed so as to permit vehicles exiting the lot to enter the street right-of-way in a forward motion. The seasonal parking lot, where applicable, ~~shall~~ must utilize an existing entrance or exit, except that ~~no~~ additional traffic ~~shall~~ must not be directed onto residential streets. Where no access exists, a parking lot plan showing (an) acceptable temporary access point(s) may be approved by the director.
- (7) If the seasonal parking lot is to be used at night, adequate lighting ~~shall~~ must be provided for the driveway's ingress and egress points. The lighting ~~shall~~ must be directed to eliminate glare on any other use and must comply with applicable sea turtle lighting restrictions provided in ch. 14.
- (8) The seasonal parking lot ~~shall~~ must be secured in a manner ~~which will not permit that prohibits~~ ingress and egress except during the designated hours of operation.
- (9) The seasonal parking lot ~~shall~~ must not adjoin or be less than ten (10) feet from residential uses or residentially zoned property.
- (10) ~~A parking attendant shall be required during the posted hours of operation of the seasonal parking lot~~ The seasonal parking lot must be supervised by a parking attendant during its posted hours of operation.
- (11) The seasonal parking lot ~~shall~~ must only be used for the parking of operable motor vehicles, with no overnight parking or camping.
- (12) ~~The maximum h~~Hours of operation ~~shall be from~~ must not begin earlier than 7:00 A.M. until and must end no later than 10:00 P.M., unless extended by the director in writing.
- (13) The parking spaces created through the approval of seasonal parking lots ~~shall~~ must not be used for calculating off-street parking requirements as set out in § 34-2020.
- (14) ~~At i~~Intersections of parking lot entrances ~~or~~ and exits with a street rights-of-way ~~or~~ and easement(s), ~~no obstruction shall be planted or erected which materially obstructs the driver's view of approaching traffic or pedestrians~~ must comply with (see § 34-3131).
- (15) Seasonal parking lot signs must comply with requirements for commercial development signs in § 30-151, except that the signs may remain in use for the duration of the ~~temporary use~~ seasonal parking lot permit. These signs must be created and displayed in a professional manner. ~~The town manager~~ director may require the removal of any signs that do not comply with these standards, ~~or which remain visible after the expiration of the temporary use permit~~ Seasonal parking lot signs must be removed immediately upon expiration of the seasonal parking lot permit.
- (16) ~~The town manager~~ director may require visual screening between a seasonal parking lot and any residentially zoned or used property. If additional screening is ~~requested~~ required by the ~~town~~

~~manager~~ director, it must be installed within 30 days of written notice to the property owner or parking lot operator or the ~~temporary-use~~ seasonal parking lot permit will be null and void.

(c) ~~A seasonal parking lot approved for a single period of up to 3 years must comply with subsection 34-2022(b) and with the following additional regulations:~~

- ~~(1) Compliance with all applicable regulations must be demonstrated on a paving, grading, and drainage plan acceptable to the director. As of November 15, 2010, a total of three (3) consecutive or non-consecutive seasonal parking lot permits may be issued for a parcel without requiring compliance with the requirements below. Prior to issuance of the fourth (4<sup>th</sup>) and each subsequent consecutive or non-consecutive permit for that parcel, the permit applicant must comply with the following requirements:~~
- (21) ~~Where the parcel of land containing a seasonal parking lot abuts residentially zoned or used property, that portion of the parking lot shall~~ must be buffered by a continuous visual screen with a minimum opacity of 50 percent and a minimum height of three (3) feet. This screen may contain a combination of walls, fences, railings, and shrubs. Walls, fences, and railings may not exceed the maximum heights established by this code. The visual screen may be located as close as one (1) foot from the right-of-way or street easement line but not closer than five (5) feet from the edge of a travel lane, and must comply with § 34-3131. The ~~town manager~~ director may require more extensive screening if the height, character, and location of the screen does not or may not adequately protect the abutting property from excessive impacts from the seasonal parking lot. Additional screening as ~~requested~~ required by the ~~town manager~~ director must be installed within 30 days of written notice to the property owner or parking lot operator, or the temporary use permit will be null and void.
- (32) ~~Where a seasonal parking lot abuts a street, that portion of the parking lot shall~~ must be buffered by a continuous visual screen with a minimum opacity of 25 percent and a minimum height of three (3) feet. This visual screen ~~may~~ must contain a combination of walls, fences, railings, and shrubs. The visual screen ~~may~~ must be located ~~up to not less than one (1) foot from the right-of-way or street easement line~~ and must comply with § 34-3131. Walls, fences, and railings ~~must not exceed the maximum heights established by this code~~.
- (4) ~~Seasonal parking lot signs must comply with requirements for individual business establishment signs in § 30-153. These signs must be created and displayed in a professional manner. The town manager may require the removal of any signs that do not comply with these standards, or which remain visible after the expiration of the temporary use permit.~~

~~(d) Seasonal parking lots remaining in use for longer than three years are considered to be permanent shared parking lots and must be constructed to this division's standards for single purpose parking lots, including landscape buffering. Permanent shared parking lots must be approved by special exception (see § 34-2015(2)b.).~~

**Secs. 34-2023--34-2030. Reserved.**

## DIVISION 26. PARKING

### Sec. 34-2011. Types of parking facilities.

Parking facilities in the Town of Fort Myers Beach take a variety of forms, generally classified as follows:

(a) **Single-purpose parking lots.** Single-purpose parking lots are designed to serve individual businesses, ~~condominiums, or shopping centers~~ multiple-family buildings, mixed-use buildings, and multiple-occupancy complexes. Single-purpose parking lots are usually located on the same site parcel as the use(s) they serve and may include parking spaces under a building or in a parking garage.

- (1) Most single-purpose parking lots are considered by this code to be accessory uses of land (§ 34-1171) and thus can be built to serve any permitted principal use on the same parcel of land.
- (2) Some single-purpose parking lots serve two or more non-abutting parcels, as provided in § 34-2018 for joint-use parking lots.
- (3) Surplus spaces in some single-purpose parking lots may be rented to the general public during peak periods, as provided in subsection 34-2019(a).

(b) **Shared parking lots.** Shared parking lots are open to the public, generally for a fee, regardless of the destination of the person parking there. Shared parking lots may be operated as a private business or by a governmental entity, and may include a surface parking lot and/or a parking garage.

- (1) ~~All S~~seasonal shared parking lots ~~may obtain temporary use permits~~ require permits that may be issued administratively for up to three-year periods as provided in § 34-2022 of this chapter.
- (2) Permanent shared parking lots are considered a principal use of a parcel of land and may be approved in certain zoning districts only by special exception or through the planned development zoning district procedures.
- (3) Parking garages that operate in whole or part as shared parking lots are also considered a principal use of land and may be approved only through the ~~Commercial P~~planned Ddevelopment zoning district procedures(see §§ 34-620(d) and 34-676(e))

(c) **On-street parking.** Governmental entities sometimes provide on-street parking spaces, usually with parking meters, that are available for use by the public regardless of their destination. On-street parking is closely related to the functioning of the adjoining street and is provided as a public works project rather than being regulated as a land development activity by this code.

### Sec. 34-2012. Definitions.

For purpose of this division only, certain words or phrases are defined as follows:

*Employees* means the regular working staff, paid, volunteer, or otherwise, at maximum strength and in full-time equivalent numbers, necessary to operate, maintain, or service a given facility or use under normal levels of service.

*High turnover* applies to parking lots where vehicles are parked for relatively short periods of time ranging from a few minutes to several hours. Customer parking for retail stores, restaurants, bars, offices, or similar establishments is considered to be high turnover.

*Low turnover* applies to parking where vehicles are parked for relatively long periods of time, such as employee parking during the day, uses such as beach parking or marina parking where customers typically leave their cars for periods of several hours or more, and overnight parking in residential developments.

*Parking aisle* means an accessway within a parking lot ~~which~~ that provides direct access to individual parking spaces.

*Parking lot* means an area of land designed, used, or intended for parking five (5) or more vehicles.

*Parking lot entrance* means the accessway which provides ingress or egress from a street right-of-way or easement to a parking lot.

*Parking space* means an area of land designed or intended for parking one (1) vehicle. Some parking spaces are designated as disabled spaces.

#### **Sec. 34-2013. Access.**

(a) Each parking lot ~~shall~~ must have a distinct parking lot entrance. Such entrance ~~shall~~ meet the requirements of ch. 10, as well as the following:

- (1) Minimum width at the property line for one-way entrances is 10 feet.
- (2) Minimum width at the property line for two-way entrances is 20 feet.
- (3) Maximum width at the property line is 25 feet.

The director may determine that traffic volumes, truck traffic, or other special circumstances warrant other requirements.

(b) Parking lot entrances ~~shall~~ must not exceed a six percent grade for 20 feet into any lot or parcel, ~~nor shall a~~ A parking lot entrance must not enter a street right-of-way or easement at an angle of less than 90 degrees unless a lesser angle is approved by the director.

#### **Sec. 34-2014. Parking plan.**

A parking plan ~~shall be~~ is required for all uses, except single-family ~~residence~~ and two-family dwelling units, and ~~shall~~ must be submitted for review and approval in accordance with ch. 10. Developments ~~which that~~ are not required to be approved in accordance with chapter 10 ~~shall~~ must submit plans to the director prior to issuance of a building permit. The plan ~~shall~~ must accurately designate the required parking spaces, parking aisles, and parking lot entrance, as well as the relation of any off-street parking facilities to the uses or structures such facilities are designed to serve.

#### **Sec. 34-2015. Location and design.**

The location and design of all parking lots ~~shall~~ must comply with embody the following provisions:

- (1) ~~Location of single-purpose parking lots.~~ Parking spaces that are required to support specific land uses (see § 34-2020) ~~shall~~ must be provided on the same premises and within the same ~~or similar~~ type zoning district as the use they serve, except in the DOWNTOWN zoning district as provided in § 34-676(a). Joint-use parking lots are regulated by § 34-2018.
- (2) ~~Location of shared parking lots.~~ Shared parking lots may be constructed as follows:

- a. ~~Seasonal shared parking lots may obtain temporary use permits administratively for up to three year periods as provided in § 34-2022 of this chapter. The location and certain design features of seasonal parking lots are regulated by § 34-2022.~~
  - b. ~~Permanent shared parking lots are considered a principal use of a parcel of land and may be approved in certain zoning districts by special exception.~~
  - e. ~~Parking garages that operate in whole or part as shared parking lots are also considered a principal use of land and may be approved only through the CPD (commercial planned development) zoning district (see §§ 34-620(d) and 34-676(e)).~~
- (3) ~~**Design.**~~ In addition to the requirements set forth in this division, all parking lots shall must be designed in accordance with the buffer, landscaping, drainage, and other requirements ~~set forth in ch. 10 of this code.~~
- (4) (3) **Lighting.** If the parking lot is to be used at night, adequate lighting shall must be provided for the driveways, ingress, and egress points, and parking areas of all commercial and industrial uses. Such lighting shall must be so arranged and directed as to eliminate glare on any other use, and must comply with applicable sea turtle lighting restrictions in ch. 14.
- (5) (4) **Stacking.** All individual parking spaces shall must be accessible from a parking aisle intended to provide access to the space. Stacking of vehicles (one behind the other) shall may be permitted only where each dwelling unit has a specific garage or driveway appurtenant to it and in valet parking facilities wherein parking is performed only by employees of the facility.
- (6) (5) **Exiting.** All parking lots shall must be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave the parking lot in a forward motion, except where approved by the director under the following conditions:
- a. The right-of-way is a local street and:
    - 1. there is insufficient room on the parcel for vehicles to turn and exit in a forward direction, and
    - 2. the number of parking spaces backing out are no more than the minimum required by this division to serve existing buildings; or
  - b. The parking spaces are in the “Pedestrian Commercial” category of the comprehensive plan and do not unduly interfere with critical congested road segments or the normal usage of existing or proposed sidewalks.
- (7) (6) **End spaces.** Parking lots utilizing 90° parking with dead-end aisles shall must provide a turning bay for those spaces at the end of the aisle.
- (8) (7) **Pedestrian system.** In any parking lot where more than one tier of parking spaces is to be developed, walkways shall must be provided which accommodate safe and convenient pedestrian movement ~~from vehicles to building entrances and other walking destinations. If these walkways cross major parking aisles, the walkway shall be clearly differentiated from the surface of the aisle.~~

**Sec. 34-2016. Dimensional requirements; delineation of parking spaces.**

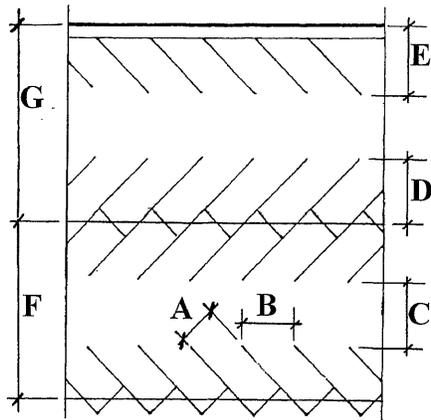
In addition to satisfying all other provisions of this division, the arrangement and spacing of off-street parking lots shall must conform to the following requirements:

- (1) **Minimum dimensions.** Minimum aisle widths and parking space dimensions shall be as follows:
- |               |                |
|---------------|----------------|
| <i>AISE</i>   | <i>PARKING</i> |
| <i>WIDTHS</i> | <i>SPACES</i>  |

Angle of Parking	One-Way (feet)	Two-Way (feet)	Width (feet)	Length (feet)
Parallel	10	20	7	20
45° -50°	11	20	8.5	
55° -60°	14	22	8.5	
70° -75°	17	22	8.5	
90°	20	22	8.5	18

(2) **Effect of minimum dimensions on size of parking lots.** The following table illustrates the effect of the minimum aisle and parking space dimensions on the size of parking lots, keyed to the dimensions indicated in Figure 34-30.

DIMENSION (in feet):	45°	60°	75°	90°
Stall width	A 8.5	8.5	8.5	8.5
Stall width (parallel to aisle)	B 12.0	9.8	8.8	8.5
Aisle width (one-way travel)	C 11.0	14.0	17.0	20.0
Stall depth (interlock)	D 15.3	17.5	18.6	18.0
Stall depth (to wall)	E 17.5	19.1	19.4	18.0
Module (interlocking)	F 41.6	49.0	54.2	56.0
Module (wall to interlock)	G 43.9	50.6	55.0	56.0
Module (wall to wall)	46.0	52.2	55.8	56.0



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(3) **Disabled space dimensions.** Individual disabled parking space dimensions shall must be 12 feet by 18 feet. Parking access aisles must be no less than 5 feet wide and must be part of an accessible route to the building or facility entrance. These dimensions do not guarantee compliance with the Americans with Disabilities Act (ADA) of 1990.

(4) **Delineation of spaces.**

a. *Paved parking lots.*

1. Parking spaces shall must be delineated by all-weather painted lines, not less than four inches in width, centered on the dividing line between spaces.
2. Parking spaces for the disabled must be prominently outlined with blue paint, and must be repainted when necessary to be clearly distinguishable as a parking space designated for persons who have disabilities and must be posted with a permanent above-grade sign bearing the international symbol of accessibility and the caption "PARKING BY

DISABLED PERMIT ONLY.” Signs erected after October 1, 1996 must indicate the penalty for illegal use of these spaces.

b. *Unpaved parking lots.*

1. Perimeter parking spaces in unpaved parking lots ~~shall~~ must be delineated by placing a parking block three feet from the end of the parking space and centered between the sides of the space.
2. If a perimeter space abuts a structure, the space may be indicated on the structure, in which case parking blocks ~~shall not be~~ not required.
3. Parking spaces for the disabled must be clearly distinguishable as a parking space designated for persons who have disabilities and must be posted with a permanent above-grade sign bearing the international symbol of accessibility and the caption “PARKING BY DISABLED PERMIT ONLY.” Signs erected after October 1, 1996 must indicate the penalty for illegal use of these spaces. Parking spaces for the disabled must comply with all other applicable accessibility requirements of state law and the Florida Building Code.

**Sec. 34-2017. Parking lot surfaces.**

(a) *High turnover parking lots.* Except as provided in this section, all high turnover parking lot aisles and parking spaces ~~shall must be provided with~~ a paved surface, except for the open space beyond parking blocks. The term “paved” ~~shall be interpreted to mean~~ and includes asphalt, concrete, brick, paving blocks, porous (pervious) asphalt or concrete, and other similar treatments. Clean (washed) angular gravel (such as FDOT #57 stone) may also be used if stabilized as provided in subsection (b)(1).

- (1) Any parking spaces that may be permitted, seaward of the 1978 coastal construction control line shall be stabilized with best management practices approved by the director.
- (2) All disabled parking spaces, including disabled parking spaces seaward of the coastal construction control line, ~~shall be provided without gaps or holes that would create a danger to the user~~ must comply with applicable requirements of state law and the Florida building Code.

(b) *Low turnover parking lots.* Due to the low volume of vehicle turnover in this type lot, alternative unpaved surfaces may also be permitted provided that the areas are adequately drained and continuously maintained in a dustfree manner.

- (1) Alternative surfaces may include stabilized surfaces of grass or clean (washed) angular gravel over a well-drained base, or other similar porous materials. Stabilization may be accomplished by turfblocks (concrete or plastic) or proprietary cellular or modular porous paving systems installed in accordance with manufacturers’ specifications.
- (2) Crushed limerock that has not been washed or otherwise processed to remove fine particles will be permitted as a surface material only when designed, placed, and maintained in a manner that will:
  - a. prevent the flow of sediment-laden runoff from the lot, and
  - b. keep the surface dust-free at all times.
- (3) The use of unimproved surfaces such as sand or dirt as approved parking shall be prohibited.
- (4) Disabled spaces ~~must be provided with a smooth surface without gaps or holes which would create a danger to the user~~ comply with applicable requirements of state law and the Florida Building Code.

(c) *Reduced surfacing standards*

- (1) The director is authorized to permit portions of high turnover parking lots (including parking lot aisles), to meet the surfacing standards for low turnover parking lots (§ 34-2017(b), above) when

the reduced surfacing standard will be used in those portions of the parking lot expected to receive the lightest usage, such as overflow or employee parking areas.

- (2) This subsection ~~may~~ must not be construed inconsistently with the Americans with Disabilities Act (ADA) of 1990.

(d) **Reservation of spaces for future use.** When a use or activity is required by this chapter to provide more than ten (10) high turnover parking spaces, the director may approve leaving up to 25 percent of the required spaces as landscaped areas reserved for future use, provided that:

- (1) The applicant clearly shows the reserved parking spaces on the site plan;
- (2) The reserved parking areas ~~shall~~ must not be counted towards the minimum open space or landscaping or buffering requirements of this chapter or chapter 10;
- (3) All drainage facilities shall be calculated and built as though the reserved parking areas were impervious surfaces; and
- (4) The reserved parking areas ~~shall~~ must not be used for any purpose other than landscaped open space or temporary overflow parking during special holiday seasons or sales.

Should the property owner decide to pave the reserved area for parking, he ~~shall~~ must submit the original site plan or development order approval to the director, who is authorized to approve the paving provided that such paving does not include any new entrances onto a public street. If the parking areas does involve new entrances, then a limited review development order is required.

**Sec. 34-2018. Joint use of parking lots.**

(a) A single-purpose parking lot can provide some or all of the required parking spaces for two (2) or more unrelated businesses, provided that such joint-use parking lot:

- (1) is built on a site parcel where a commercial parking lot is permitted, and
- (2) is placed on the site parcel so as not to violate any applicable build-to lines or block visibility of vehicles (see § 34-3131), and
- (3) is built to the same standards as a single-purpose parking lot, and
- (4) is located within 750 feet of each use business.

(b) The peak parking demands of the different uses must occur at different times. The director may require an applicant to provide a technical analysis of the timing and magnitude of the proposed parking demands.

(c) Applications for joint-use parking lots must include:

- (1) A notarized statement from all property owners involved indicating the use of each property and forecasting that the peak level of activities of each separate building or use which create a demand for parking will occur at different times.
- (2) A draft joint-use parking agreement, acceptable to the town attorney, that:
  - a. specifically identifies the designated spaces that are subject to the agreement;
  - b. includes a statement indicating that the parties understand that these designated spaces cannot be counted to support any use other than those identified in the agreement;
  - c. identifies the current property uses, property owners, and the entity responsible for maintenance of the parking area.
  - d. includes a backup plan to provide sufficient parking if the joint-use parking agreement is violated by either party.
- (3) Upon approval of the agreement by the town attorney, the agreement(s) must be recorded in the Lee County public records at the applicant's expense.

- (4) A certified copy of the recorded joint-use parking agreement must be provided to the town before any joint-use parking spaces may commence.

**Sec. 34-2019. Other use of parking lots.**

(a) Parking spaces that are not in daily use and are located in parking lots having ten (10) or more parking spaces and meeting the other requirements of this division may be rented to the general public during peak periods.

(b) The following structures and uses may be approved in parking lots by the director provided that a site plan is submitted showing that the structure will not reduce the parking spaces required for the principal use, or create a traffic or pedestrian hazard:

- (1) Charitable or other similar drop-off collection stations.
- (2) Aluminum can or other similar receiving machines or facilities.
- (3) Photo pickup stations.
- (4) Telephone booths and pay telephone stations.
- (5) Automatic teller machines (ATMs).
- (6) Other similar uses ~~which~~ that do not unreasonably interfere with the normal functioning of the parking lot.

(c) Except as provided in this section and for ancillary temporary uses as provided in § 34-3048, required parking areas ~~shall~~ must not be utilized for the sale, display, or storage of merchandise, or for repair, dismantling, or servicing of any vehicles or equipment. This ~~shall not be interpreted to~~ subsection does not prohibit a residential property owner from the occasional servicing of his own noncommercial vehicle or conducting normal residential accessory uses.

**Sec. 34-2020. Required parking spaces.**

(a) *New developments.* New residential and nonresidential uses ~~are required to~~ must provide off-street parking spaces in single-purpose parking lots in accordance with the standards specified in this section, as modified by certain reductions as provided in the DOWNTOWN and SANTINI zoning districts (see division 5 of article III).

(b) *Existing developments.* Existing buildings and uses may be modernized, altered, or repaired without providing additional parking spaces, ~~provided if~~ provided if there is no increase in total floor area or capacity.

- (1) Existing buildings or uses enlarged in terms of floor area ~~shall~~ must provide additional parking spaces for the enlarged floor area in accordance with the standards specified in this section.
- (2) When the use of a building is changed to a different use ~~which~~ that is required to have more parking than exists, the additional parking ~~shall~~ must be provided in accordance with the standards specified in this section.

(c) *Bicycle parking.* Commercial, multiple-family, and mixed-use buildings may eliminate one (1) required parking space by providing and maintaining a bicycle rack able to hold four (4) bicycles.

(d) *Minimum parking standards.*

- (1) **RESIDENTIAL USES.**

- a. **Dwelling units with individual driveways:** The minimum requirement is 2.0 spaces for each dwelling unit. Stacking of vehicles in the driveway is permitted.
- b. **Dwelling units with common parking lots:** Minimum requirements are as follows:
  1. Studio or efficiency: 1.0 spaces per unit.
  2. One bedroom: 1.25 spaces per unit.
  3. Two bedrooms: 1.25 spaces per unit.
  4. Three or more bedrooms: 1.5 spaces per unit.
  5. Live/work units: 2.0 spaces per unit.
 Stacking of vehicles is not permitted except as provided in § 34-2015(5).
- c. **Timeshare units:** Parking requirements are the same as for multiple-family buildings. If lock-off accommodations are provided, ~~parking for the lock-off units will be calculated at 0.5 extra spaces per lock-off unit are required.~~
- d. **Living units without kitchens:** Living units that do not contain customary cooking facilities within the individual units but instead have a central kitchen for food preparation and where meals are served in a central dining area or individual rooms ~~must calculate parking requirements as follows:~~ must provide one (1) parking space per four (4) residents or four (4) beds (whichever is greater), plus ten percent (10%).
- e. **Group quarters, excluding living units subject to § 34-2020(d)(1)d.** The minimum requirement is one (1) parking space per bedroom or one (1) space per two (2) beds, whichever is greater.

(2) **COMMERCIAL USES.**

- a. **Bars and cocktail lounges.** The minimum requirement is 15 spaces per 1,000 square feet of total floor area. If outdoor seating is provided, an additional one (1) space per four (4) outdoor seats or 75 square feet of outdoor seating area (whichever is greater) must be provided. See also subsection (2)h of this section, pertaining to restaurants, and subsection (4) of this section.
- b. **Bed-and-breakfast inns.** The minimum requirement is one (1) parking space for each guest room plus One (1) space for the owners' quarters.
- c. **Car washes.** The minimum requirement is two (2) spaces per car wash stall or space, plus drive-through facilities (see subsection (2)d of this section). Each individual car wash stall or space may count as one (1) of the required two (2) parking spaces per stall.
- d. **Drive-through facilities.** Where permitted, any commercial establishment providing drive-through service windows or stalls ~~shall~~ must provide separate vehicle stacking for those uses. For the purpose of this section, a stacking unit is defined as 18 feet in length and 9 feet in width. The total number of stacking units required is ~~to be~~ based on the type of business, as follows:
  1. **Banks and financial establishments:** Stacking lanes to accommodate three (3) cars per window.
  2. **Car washes:** Stacking to accommodate one (1) car per service stall or three (3) cars, whichever is greater.
  3. **Restaurants:** New or expanded drive-through facilities are not permitted for restaurants (see § 34-620(g)). For existing drive-through facilities that are being lawfully reconfigured, stacking lanes to accommodate six (6) cars per service lane, with a minimum of four (4) spaces preceding the menu board.
  4. **Other:** Stacking for two (2) cars.
- e. **Hotels and motels.** The minimum requirement is 1.2 parking spaces for each guest unit up to 450 square feet and 1.5 spaces for each larger guest unit.

- f. **Offices.** This category includes offices of all types not specifically listed elsewhere, including banks and medical facilities. The minimum requirement is two (2) spaces per 1,000 square feet of total floor area. See also subsection (2)d. of this section pertaining to vehicle stacking for drive-through facilities.
- g. **Personal services.** The minimum requirement is five (5) spaces per 1,000 square feet.
- h. **Restaurants.** With the exceptions noted below, the minimum parking requirements for restaurants is eight (8) spaces per 1,000 square feet of total floor area plus any outdoor seating area.
  - 1. **Accessory restaurant.** When a restaurant is located within the same building as the principal use, and is clearly provided primarily for the employees and customers of the principal use, no additional parking spaces are required.
  - 2. **Bars and cocktail lounges.** If the restaurant contains a cocktail lounge or bar, the minimum requirement is eight (8) spaces per 1,000 square feet of total floor area plus five (5) additional spaces per 1,000 square feet of floor area used for the bar or cocktail lounge. If outdoor seating is provided, parking must also be provided for the area used for outdoor seating at these same rates.
- i. **Retail stores, freestanding.** This subsection applies to individual retail or business establishments. Any retail establishment proposing drive-through facilities ~~shall~~ **must** also meet the requirements of subsection ~~(d)~~(2)d of this section.
  - 1. **Convenience food and beverage stores.** The minimum requirement is four (4) spaces per 1,000 square feet of total floor area. If more than 20% of the total floor area or 600 square feet, whichever is less, is used for the preparation and/or sale of food or beverages in a ready-to-consume state, parking required for this area ~~will be calculated~~ is the same as a restaurant. One (1) parking space per four (4) pumps will be credited against the required parking.
  - 2. **Other retail or business establishments.** The minimum parking requirement is three (3) spaces for each 1,000 square feet of total floor area. Required parking for areas within the principal building ~~which~~ that are used only for dead storage and are not available to the public ~~shall be computed at the rate of~~ is two (2) spaces per 1,000 square feet.
- j. **Warehousing (mini-warehouses).** The minimum requirement is one (1) space per 25 storage units, with a minimum of three (3) spaces.
- k. **Wholesale establishments.** The minimum requirement is one (1) space per company vehicle plus one (1) space per 1,000 square feet of total floor area.

(3) **MISCELLANEOUS USES.**

- a. **Educational institutions.**
  - 1. **Public schools.** Parking ~~shall~~ **must** be provided in compliance with state law.
  - 2. **Private or parochial schools and day care centers.** The minimum requirement is one (1) space per employee plus one (1) space for each 40 students.
- b. **Marinas and other water-oriented uses.** Minimum requirements are as follows:
  - 1. **Boat slips:** One (1) space per two (2) slips.
  - 2. **Dry storage:** One (1) space per six (6) unit stalls.
  - 3. **Charter or party fishing boat services:** One (1) space per three (3) people based on maximum passenger capacity of the boats using the dock or loading facility.
  - 4. **Cruise ships:** One (1) space per three (3) people based on the maximum passenger and crew capacity of the ship.
  - 5. **Water taxis:** Dedicated parking spaces are not required at stopping points for water taxis or water shuttles.

6. *Other uses:* Other uses including accessory or ancillary marina uses such as restaurants, bars, or lounges, boat sales, etc. must be calculated separately in compliance with this division.
  - c. *Museums, art galleries, libraries, and other similar uses not covered elsewhere:* The minimum requirement is one (1) parking space for each 500 square feet of total floor area.
  - d. *Places of worship and religious facilities.* Refer to division 27 of this article.
  - e. *Recreation facilities, indoor.* The minimum requirement is one (1) parking space for each 150 square feet of total floor area.
  - f. *Theaters, auditoriums, meeting halls, and other similar places of public assembly, not covered elsewhere.* The minimum requirement is one (1) parking space for each four (4) seats plus one (1) space per employee
  - g. *Carnivals, fairs, and amusement attractions and devices.* The minimum requirement is five (5) parking spaces provided for each permanent amusement device.
- (4) **COMBINED USES.** The number of parking spaces required for combined uses shall be is the total of the spaces required for each separate use established by this schedule. Exceptions are as follows:
- a. *Joint use of parking lots.* As provided in § 34-2018,
  - b. *Multiple-occupancy complexes.* This subsection applies to multiple-occupancy complexes where five (5) or more individual business establishments are located and which that all share a common parking area. Specifically excluded from this subsection are theaters and hotels. Minimum requirements are as follows:
    1. If the complex contains less than 25% of its gross floor area as restaurants, bars, and cocktail lounges, two (2) spaces per 1,000 square feet.
    2. If the complex contains 25% to 50% of its gross floor area as restaurants, bars, and cocktail lounges, four (4) spaces per 1,000 square feet.
    3. If the complex contains 50% to 75% of its gross floor area as restaurants, bars, and cocktail lounges, six (6) spaces per 1,000 square feet.
    4. If the complex contains over 75% of its gross floor area as restaurants, bars, and cocktail lounges, eight (8) spaces per 1,000 square feet.
- (5) **USES NOT SPECIFICALLY LISTED.** ~~Off-street parking for a~~ Uses not specifically mentioned in this chapter shall be must provide the same number of off-street parking spaces as for the uses most similar to the one sought use.

**Sec. 34-2021. Reserved.**

**Sec. 34-2022. Seasonal parking lots.**

(a) ~~Temporary use permits (see §§ 34-3041, and 34-3050) may be issued for seasonal parking lots. Approval of seasonal parking lots can be~~ Each permitted seasonal shared parking lot may operate for a single period of up to 8 months long, commencing on November 15 and continuing until July 15 (subsection 34-2022(b)); or for a single period of up to 3 years on a year-around basis (subsection 34-2022(e)). For the purposes of this section, temporary use permits for seasonal parking lots may also be issued for all or part of such time period and shall not be limited to 30 days as set forth in § 34-3041(d) of the succeeding year. Prior to commencing its operation for all or any portion of each 8-month period beginning November 15 and ending July 15 of the succeeding year, a seasonal shared parking lot must obtain a seasonal parking lot permit in compliance with this code.

(b) A seasonal parking lot ~~approved for a single period of up to 8 months~~ must comply with the following regulations:

- (1) A seasonal parking lot ~~shall~~ may only be permitted ~~on commercially-zoned property in accordance with Article III, Division 2 of this chapter, or in a planned development zoning district where a shared permanent parking lot or seasonal parking lot is included in the approved schedule of uses.~~
- (2) Ingress and egress to seasonal parking lots ~~shall~~ must not be through a residential neighborhood or residentially zoned district.
- (3) The applicant must submit to the director a parking plan, drawn to scale, indicating ~~but not limited to the following:~~ the location of access points, ropes, and posts, and the circulation pattern within the parking lot.
- (4) Individual spaces in seasonal parking lots do not need to be delineated provided the end of each space and all aisles are clearly delineated with temporary posts and ropes.
- (5) Seasonal parking lots do not need to be surfaced, ~~and may~~ but must be maintained as a ~~grass planted~~ area or otherwise in a dust-free manner.
- (6) Seasonal parking lots ~~shall~~ must be designed so as to permit vehicles exiting the lot to enter the street right-of-way in a forward motion. The seasonal parking lot, where applicable, ~~shall~~ must utilize an existing entrance or exit, except that ~~no~~ additional traffic ~~shall~~ must not be directed onto residential streets. Where no access exists, a parking lot plan showing (an) acceptable temporary access point(s) may be approved by the director.
- (7) If the seasonal parking lot is to be used at night, adequate lighting ~~shall~~ must be provided for the driveway's ingress and egress points. The lighting ~~shall~~ must be directed to eliminate glare on any other use and must comply with applicable sea turtle lighting restrictions provided in ch. 14.
- (8) The seasonal parking lot ~~shall~~ must be secured in a manner ~~which will not permit that prohibits~~ ingress and egress except during the designated hours of operation.
- (9) The seasonal parking lot ~~shall~~ must not adjoin or be less than ten (10) feet from residential uses or residentially zoned property.
- (10) ~~A parking attendant shall be required during the posted hours of operation of the seasonal parking lot~~ The seasonal parking lot must be supervised by a parking attendant during its posted hours of operation.
- (11) The seasonal parking lot ~~shall~~ must only be used for the parking of operable motor vehicles, with no overnight parking or camping.
- (12) ~~The maximum hours of operation shall be from~~ must not begin earlier than 7:00 A.M. until and must end no later than 10:00 P.M., unless extended by the director in writing.
- (13) The parking spaces created through the approval of seasonal parking lots ~~shall~~ must not be used for calculating off-street parking requirements as set out in § 34-2020.
- (14) ~~At intersections of parking lot entrances or and exits with a street rights-of-way or and easement(s), no obstruction shall be planted or erected which materially obstructs the driver's view of approaching traffic or pedestrians~~ must comply with (see § 34-3131).
- (15) Seasonal parking lot signs must comply with requirements for commercial development signs in § 30-151, except that the signs may remain in use for the duration of the ~~temporary use~~ seasonal parking lot permit. These signs must be created and displayed in a professional manner. The ~~town manager~~ director may require the removal of any signs that do not comply with these standards, ~~or which remain visible after the expiration of the temporary use permit~~ Seasonal parking lot signs must be removed immediately upon expiration of the seasonal parking lot permit.
- (16) The ~~town manager~~ director may require visual screening between a seasonal parking lot and any residentially zoned or used property. If additional screening is ~~requested~~ required by the ~~town~~

~~manager~~ director, it must be installed within 30 days of written notice to the property owner or parking lot operator or the ~~temporary-use~~ seasonal parking lot permit will be null and void.

(c) ~~A seasonal parking lot approved for a single period of up to 3 years must comply with subsection 34-2022(b) and with the following additional regulations:~~

- ~~(1) Compliance with all applicable regulations must be demonstrated on a paving, grading, and drainage plan acceptable to the director. As of November 15, 2010, a total of three (3) consecutive or non-consecutive seasonal parking lot permits may be issued for a parcel without requiring compliance with the requirements below. Prior to issuance of the fourth (4<sup>th</sup>) and each subsequent consecutive or non-consecutive permit for that parcel, the permit applicant must comply with the following requirements:~~
- (21) ~~Where the parcel of land containing a seasonal parking lot abuts residentially zoned or used property, that portion of the parking lot shall~~ must be buffered by a continuous visual screen with a minimum opacity of 50 percent and a minimum height of three (3) feet. This screen may contain a combination of walls, fences, railings, and shrubs. Walls, fences, and railings may not exceed the maximum heights established by this code. The visual screen may be located as close as one (1) foot from the right-of-way or street easement line but not closer than five (5) feet from the edge of a travel lane, and must comply with § 34-3131. The ~~town manager~~ director may require more extensive screening if the height, character, and location of the screen does not or may not adequately protect the abutting property from excessive impacts from the seasonal parking lot. Additional screening ~~as requested~~ required by the ~~town manager~~ director must be installed within 30 days of written notice to the property owner or parking lot operator, or the temporary use permit will be null and void.
- (32) ~~Where a seasonal parking lot abuts a street, that portion of the parking lot shall~~ must be buffered by a continuous visual screen with a minimum opacity of 25 percent and a minimum height of three (3) feet. This visual screen ~~may~~ must contain a combination of walls, fences, railings, and shrubs. The visual screen ~~may~~ must be located ~~up to~~ not less than one (1) foot from the right-of-way or street easement line and must comply with § 34-3131. Walls, fences, and railings ~~must not exceed the maximum heights established by this code~~.
- (4) ~~Seasonal parking lot signs must comply with requirements for individual business establishment signs in § 30-153. These signs must be created and displayed in a professional manner. The town manager may require the removal of any signs that do not comply with these standards, or which remain visible after the expiration of the temporary use permit.~~

(d) ~~Seasonal parking lots remaining in use for longer than three years are considered to be permanent shared parking lots and must be constructed to this division's standards for single purpose parking lots, including landscape buffering. Permanent shared parking lots must be approved by special exception (see § 34-2015(2)b.).~~

**Secs. 34-2023--34-2030. Reserved.**