

ORDINANCE 21 - 31

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 91-01, AS AMENDED, AMENDING APPENDIX A: DEFINITION AND SECTION 6.04.02: PARKING REQUIREMENTS FOR SPECIFIC USES; REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF OKALOOSA COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance;

WHEREAS, Okaloosa County adopted and has from time to time amended Ordinance 91-01 which establishes the Okaloosa County Land Development Code that includes, among other things, Appendix A, Definitions and Section 6.04.02; Parking Requirements for Specific Uses of Chapter 6 in furtherance of the Okaloosa County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners finds that it is necessary and in the public interest to amend Appendix A: Definition and Section 6.04.02: Parking Requirements for Specific Uses of Chapter 6 to better suit the needs of the County.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. Appendix A: Definitions, and Section 6.04.02: Parking Requirements for Specific Uses of Chapter 6 of the Okaloosa County Land Development Code, Ordinance 91-01, as amended, are hereby amended and revised as shown on Attachment A (language to be removed is stricken, language to be added is underlined, the rest to remain unchanged).

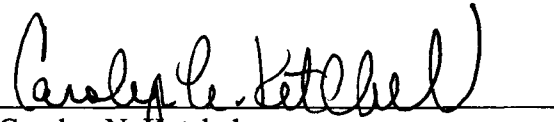
Section 2. It is intention of the Board of County Commissioners that the provisions of this Ordinance shall be included in the Code of Ordinances of Okaloosa County, Florida, and that any renumbering of the various sections is hereby authorized as necessary to achieve this directive.

Section 3. This Ordinance shall become effective as provided by law, and does hereby repeal any ordinances, or provisions thereof, in conflict herewith. Should any word, phrase, sentence, subsection, section or other part of this Ordinance be held by a court of competent

jurisdiction to be illegal, void, unenforceable, or unconstitutional then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

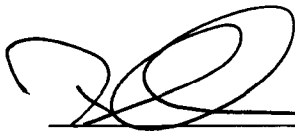
DULY PASSED AND ADOPTED THIS 7TH DAY OF DECEMBER, 2021

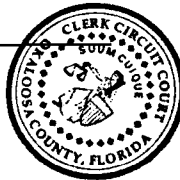
BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA:


Carolyn N. Ketchel
Chairman, Board of County Commissioners

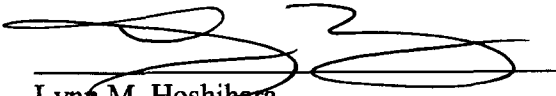


ATTEST:


J.D. Peacock II
Clerk of Circuit Court



APPROVED AS TO FORM:


Lynn M. Hoshihara
County Attorney



LAND DEVELOPMENT CODE

Appendix A Definitions

LETTER	PAGE
A	A-2
B	A-5
C	A-6
D	A-9
E	A-12
F	A-13
G	A-14
H	A-15
I	A-17
J	A-18
K	A-18
L	A-18
M	A-20
N	A-22
O	A-23
P	A-24
Q	A-28
R	A-28
S	A-30
T	A-34
U	A-35
V	A-36
W	A-36
Y	A-37
Z	A-37



LAND DEVELOPMENT CODE

Appendix A Definitions

H

HABITABLE FLOOR AREA: The total floor area of all the habitable rooms in a dwelling unit.

HABITABLE STRUCTURE: A structure or building intended for human occupancy.

HANDICAPPED PARKING: A parking space or spaces reserved exclusively for persons with disabilities as described in Section 316.1955, F.S.

HARDSHIP: Physical characteristics of a piece of property such as size, shape, elevation, etc. that create practical difficulties for use or development of the property.

HAZARDOUS MATERIAL: Any substance or material that, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to human health or the environment.

HEIGHT, BUILDING: The vertical distance from grade plane to the average height of the highest roof surface.

HEALTH CARE FACILITY: A facility or institution, whether public or private, principally engaged in providing services for health maintenance and the treatment of mental or physical conditions.

HIGHWAY: A public or private vehicular roadway.

HISTORIC RESOURCES: Something that has been identified or otherwise determined to be of historic significance.

HOME OCCUPATION: A commercial or business activity that: (i) is conducted by a person on the same lot (in a residential district) where such person resides, and (ii) is not so insubstantial or incidental or is not so commonly associated with the residential use as to be regarded as an accessory use, but that can be conducted without any significantly adverse impact on the surrounding neighborhood.

Without limiting the generality of the foregoing, a use may not be regarded as having an insignificantly adverse impact on the surrounding neighborhood if (i) goods, stock in trade, or other commodities are displayed, (ii) any on-premises retail sales occur, (iii) more than one person not a resident on the premises is employed in connection with the purported home occupation, (iv) it creates objectionable noise, fumes, odor, dust or electrical interference.

HOME OFFICE OF CONVENIENCE: The use of a room or other part of a residence as an office which is incidental to the residential use.

HOSPITAL: An institution providing primary health care services and medical and surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical and mental conditions and may include related facilities such as laboratories, outpatient facilities, training facilities, medical offices, staff residences, and administrative offices.



LAND DEVELOPMENT CODE

Appendix A Definitions

RESORT HOTEL: A facility offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities, or any similar facility licensed as a hotel by the State.

M

MAJOR THOROUGHFARE: Any principal arterial, minor arterial or major collector roadway as classified by the Florida Department of Transportation or the County.

MANUFACTURED BUILDING: A factory-constructed building not constructed on a chassis, built to comply with the Standard Building Code, and inspected by the Florida Department of Community Affairs.

MANUFACTURED HOUSING: A structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width and forth (40) body feet or more in length which when erected on site, has 320 or more square feet in living area; and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities. If fabrication of such a housing unit has occurred after June 15, 1976, each section must be built to standards prescribed by the U.S. Department of Housing and Urban Development.

MANUFACTURING: Establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors.

MAP, FUTURE LAND USE: The Official Future Land Use Map shown in the Comprehensive Plan.

MAP, OFFICIAL ZONING: The Official Zoning Map of the Zoning Regulations.

MARINA, COMMERCIAL: Any dock or facility offering spaces for boat dockage or slip rentals not associated with the regular fabrication, repair, construction or maintenance of boats or vessels or the removal of boats or vessels from the water for such purposes. Any dock, with or without spaces for slip rental, where fuel or merchandise may be purchased shall be deemed a commercial marina.

MARINA FACILITY: Any business associated with the construction, fabrication, refurbishing, repair or maintenance of boats or vessels, including equipment installation thereon or the removal of any boat or vessel from the water for any such purpose.

MARINA, PRIVATE: Any dock or facility having spaces for boat dockage or slip rentals, the use of which is restricted to membership of a private club or organization, including yacht clubs, sailing associations and other like and similar types of organizations.

MASTER PLAN: A graphic representation, or combination of graphics and text, which depicts and describes an overall strategy of development including the layout of lots, buildings, streets, amenities, and related features.

MEAN HIGH WATER LINE: The intersection of the tidal plane of mean high water with the shore (Section 177.27, F.S.).



LAND DEVELOPMENT CODE

Appendix A Definitions

MEDIAN: A barrier placed between lanes of traffic flowing in opposite directions.

METES AND BOUNDS: A method of describing land boundaries by directions (bounds) and distances (metes) from a known point of reference.

MID-RISE: A building three to seven stories in height.

MINI-WAREHOUSE: See *Self-Service Storage Facility*.

MINING: The extraction of earth materials such as soil, sand, clay, rock, and other similar materials.

MITIGATION: A method, activity, or action used to lessen or compensate for the impact of development.

MIXED-USE DEVELOPMENT: The development of land with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, entertainment, or recreation in a compact urban form.

MOBILE HOME: A structure, including manufactured homes, transportable in one or more sections, which is eight (8) feet or more in width and over thirty-five (35) feet or more in length, and which is built upon an integral chassis and designed to be used as a dwelling when connected to the required utilities including plumbing, heating, air conditioning and electrical systems. "Mobile homes" include structures fabricated before and after June 15, 1976, but does not include "manufactured buildings" as defined in Chapter 553, Part IV, F.S. or "recreational vehicles" as defined in Section 320.01, F.S.

MOBILE HOME PARK: A use of land in which lot or spaces are offered for rent or lease for the placement of mobile homes for residential purposes.

MOBILE HOME SUBDIVISION: Recorded plats of land sold to individual owners for the placement of mobile homes, and where common areas or any amenities exclusively serving the subdivision may be retained by a sole owner, developer or homeowner association.

MOTEL/HOTEL, TOURIST COURT, MOTOR LODGE: A group of attached or detached buildings containing individual sleeping units, and providing automobile storage or parking space in connection therewith, for transients; or any facility licensed as a motel by the State.

MOTOR VEHICLE: The word "motor vehicle" shall have the meaning set forth in Chapter 320, F.S.

MULTI-FAMILY DWELLING: Any residential building or structure used as a multiple dwelling for the purpose of providing more than four separate dwelling units which may share means of egress and other essential facilities.

MULTI-USE BUILDING: A building which contains two or more distinct uses.

MUNICIPAL: Of or relating to an incorporated municipality.

MUNICIPALITY: A political subdivision incorporated pursuant to State law; a city or town.



LAND DEVELOPMENT CODE

Appendix A Definitions

P

PAPER STREET: A street or road shown on an approved plan, plat, tax map, or other official map that does not actually exist on the ground.

PARCEL: An area of land capable of being described with such definition that its location and boundaries may be legally established.

PARK: An area of land used by the public designated for active or passive recreation.

PARKING AREA: Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, driveways, and legally designated areas of public streets.

PARKING LOT: An off-street, ground level open area, usually improved, for the temporary parking of motor vehicles.

PARKING SPACE: A space for the parking of a motor vehicle within a public or private parking area.

PARKING STRUCTURE: A multi-level structure used for the temporary parking or storage of motor vehicles.

PARTY: One who takes part in a transaction.

PATH: A cleared way for pedestrians and/or bicycles that may or may not be paved or otherwise improved.

PAVING MATERIAL: Any number of materials including asphalt products, concrete, crushed shell, or other substance used to stabilize a soil surface to be suitable for the movement of motor vehicles.

PEAK-HOUR TRAFFIC: The largest number of vehicles passing over a designated section of a street during the busiest one-hour period during a twenty-four hour period.

PERCOLATION TEST: A test designed to determine the ability of ground to absorb water and used to determine the suitability of soils for buildings, drainage, or septic systems.

PEDESTRIAN: An individual who travels on foot.

PERIMETER: The boundaries or borders of a lot, parcel or area of land.

PERMIT: Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law but not allowed without such authorization.

PERMITTED USE: Any use allowed in a zoning district and subject to the restrictions applicable to that district.

PERSON: An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legally established entity.



LAND DEVELOPMENT CODE

Appendix A Definitions

PERSONAL SERVICES: Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel.

PERVIOUS SURFACE: Any material including naturally occurring soils or vegetation that allows full or partial absorption of rainfall or stormwater runoff.

PETITION: A formal written document requesting an action, right, or benefit from the County.

PICNIC AREA: A place equipped with tables, benches, grills, and trash receptacles, and may include play equipment, for people to assemble, cook, eat, and relax.

PIER: (1) See DOCK. (2) A column poured or placed in the ground to support a structure.

PLACE OF WORSHIP: A church, synagogue, temple, mosque, or other facility that is used for prayer and religious services by a religious congregation or persons of similar beliefs.

PLAN AMENDMENT: Any action of the County which has the effect of amending, adding to, deleting from, or changing the Comprehensive Plan or Future Land Use Map.

PLANNED UNIT DEVELOPMENT: A contiguous area of at least four (4) acres in size to be planned, developed, operated, maintained as a single entity under unified control, and which contains one or more residential clusters or mix of housing types, and which may also contain one or more public, quasi-public, commercial, industrial, recreation, or other non-residential uses.

PLANNING COMMISSION: The appointed local planning agency for Okaloosa County.

PLAT: A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the applicable requirements of Chapter 177, F.S. and this Code (Section 177.031(14), F.S.).

PLAT, FINAL: A plat accepted and signed by the Board of County Commissioners, and officially recorded with the Clerk of Court.

PLAT, PRELIMINARY: A plat submitted to obtain a Development Order to begin construction of subdivision improvements prior to final inspection and acceptance (final plat).

PLAYGROUND: A recreation area with play equipment such as swings, slides, etc. which may also include courts and fields.

PLOT: A parcel of land that can be identified and referenced to a recorded plat or map.

POINT-SOURCE: A stationary, identifiable source of pollutant emissions.

POTABLE WATER: Water suitable for drinking and cooking purposes.

PREEXISTING USE: The use of a lot or structure prior to the time of the enactment of a zoning or development code.

POULTRY: All kinds of poultry and includes chickens, turkeys, ducks, guineas, geese, pigeons raised as domesticated food birds, quail, and other domesticated food birds



LAND DEVELOPMENT CODE

Appendix A Definitions

PREMISES: A lot, parcel, tract, or plot of land together with the buildings and structures thereon.

PRESCRIPTION: The acquisition of land by right of continuous use without protest from the owner of said land.

PRINCIPAL USE: The primary, main, or predominate use located on a lot or parcel.

PRIVATE ROADWAY: A road or street owned and maintained by a private person or entity other than a government agency.

PROFESSIONAL ENGINEER: A person licensed as a professional engineer by the State of Florida.

PROHIBITED USE: A use that is not permitted in a zoning district.

PROPERTY: A lot, parcel, or tract of land together with the building and structures located thereon.

PROPERTY LINE: *See Lot Line.*

PROPERTY OWNER: A person possessing an ownership interest in a piece of property.

PROPERTY VALUE: The monetary worth of a piece of property established by appraisal, assessment, sales price, or other accepted means of valuation.

PROTECTED TREE: A tree which by virtue of type or size cannot be destroyed without a permit being issued.

PUBLIC: Something owned, maintained for, or used by the general community or the people at large.

PUBLIC ACCESS: Any road, easement, trail, path, or way where the public is invited to, and unrestricted from, moving across.

PUBLIC FACILITIES: Facilities such as roadways, drainage structures, water and sewer lines, pump stations, treatment plants, or other similar improvements owned, operated, and maintained by a government agency.

PUBLIC FOOD SERVICE ESTABLISHMENT: Shall have the meaning given at s.509.013, Fla. Stat.

PUBLIC HEARING: A formal proceeding held by a presiding body where the public is allowed to present statements or testimony relative to an action to be undertaken by the County.

PUBLIC LODGING ESTABLISHMENT: Shall have the meaning given at s.509.013, Fla. Stat.

PUBLIC NOTICE: The advertisement of a public hearing or meeting through the news media, posting of signs, letters, or other devices intended to inform the public about a particular hearing or meeting.



LAND DEVELOPMENT CODE

Appendix A Definitions

PUBLIC PARKING: Any parking area available and open to the general public for motor vehicle parking.

PUBLIC RECORDS: The official records of Okaloosa Bay County maintained by the Clerk of the Court.

PUBLIC UTILITY: A regulated utility provider with a franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare.

PUBLIC WAY: Any road, street, alley, easement, trail, path, or access available for an open to use by the public.

PUMP STATION: A structure used to house pumps and equipment for pumping water or sewage; lift station.

CHAPTER 6**DEVELOPMENT DESIGN STANDARDS****6.04.00 PARKING REQUIREMENTS.**

Off-street parking is required in all zoning districts. The following off-street parking is required by this chapter:

6.04.01 General Provisions:

1. Area calculations are based on gross square footage.
2. Where the required number of parking spaces results in a fraction, rounding to the next whole number shall occur.
3. Where parking spaces are required based on number of employees or students/clients, the number of employees must reflect the largest shift and the number of students/clients must reflect the maximum capacity allowed.
4. For multiple land use developments, parking spaces shall be determined upon each different land use and/or accessory use.
5. With respect to any parking lot that is required to be paved, the number of parking spaces required may be reduced by one, if the developer provides a bicycle rack or similar device that offers a secure parking area for each five (5) bicycles.
6. Vehicles from single-family developments are allowed to back onto the street, provided the street is classified as a minor local street.

6.04.02 Parking Requirements for Specific Uses: The following parking space requirements shall be used to determine the **minimum** parking spaces required for the uses specified herein. These requirements were adapted from Parking Generation, 3rd Edition, Institute of Transportation Engineers, 2004, which also includes a description for each use. In the event a particular use and associated parking space requirement is not specified herein other professionally accepted sources may be used. The square footage which determines the number of spaces shall be calculated by **gross floor area** which is defined as the sum of all floor area under roof from exterior wall to exterior wall including stair wells, elevator shafts, covered outside patios and decks, etc. Required parking spaces shall be in addition to any handicapped spaces that may be required by law.

TYPE	REQUIRED SPACES
Industrial	
All industrial buildings	1 per employee per shift
Residential	
Single-family detached	2 per dwelling unit <u>excluding garages</u>
Single-family attached (townhouse)	≥ 1.5 per dwelling unit <u>excluding garages</u>
Duplex/Triplex/Quadraplex	≥ 1.5 per dwelling unit <u>excluding garages</u>
Apartment	≥ 1.5 per apartment unit + 5 per leasing office
Multi-family buildings	≥ 1.5 per dwelling unit

Senior adult housing	.5 per living unit
Adult congregate living facility	.5 per living unit
Assisted living facility	.5 per living unit
Other retirement facilities	.5 per living or dwelling unit
Lodging	
<u>Resort Hotel</u>	<u>1.3 per room</u>
<u>Hotel/Motel</u>	<u>1.1 per room</u>
TYPE	REQUIRED SPACES
Resort condominium	<u>2</u> 4-5 per unit
Other lodging establishments (inn, bed & breakfast, etc.)	1 per unit
Medical	
Hospital	5.5 per bed
Out-patient center	2 per operating room
Nursing home	1.5 per 1,000 sq. ft.
Clinic/testing lab	5.5 per 1,000 sq. ft.
Medical/dental office	4 per 1,000 sq. ft.
Animal clinic/hospital	2.5 per 1,000 sq. ft.
Institutional	
Church/house of worship	10 per 1,000 sq. ft.
Museum	3 per 1,000 sq. ft.
Library	3.5 per 1,000 sq. ft.
Government office building	4 per 1,000 sq. ft.
Other government buildings	2 per 1,000 sq. ft.
<u>General Office building</u>	<u>4 spaces per 1,000 sq. ft.</u>
Commercial	
Building materials/lumber	2.5 per 1,000 sq. ft.
Discount (dollar) store	3.5 per 1,000 sq. ft.
Hardware/paint store	3 per 1,000 sq. ft.
Shopping center/mall	
Strip (< 30,000 sq. ft.)	4 per 1,000 sq. ft.
Neighborhood (30,000 to 100,000 sq. ft.)	4.5 per 1,000 sq. ft.
Community (100,000 to 400,000 sq. ft.)	5.5 per 1,000 sq. ft.
Regional (400,000 to 800,000 sq. ft.)	6 per 1,000 sq. ft.
Tire store	5 per 1,000 sq. ft.
Supermarket	5 per 1,000 sq. ft.
Convenience store	5 per 1,000 sq. ft.
Discount club	5 per 1,000 sq. ft.

TYPE	REQUIRED SPACES
Liquor store	3 per 1,000 sq. ft.
Sporting goods	3 per 1,000 sq. ft.
Superstores	3 per 1,000 sq. ft.
(Home improvement, electronics, toys, office supply, pet supply, etc.)	
Clothing/apparel store	2 per 1,000 sq. ft.
Child care center	3.5 per 1,000 sq. ft.
Mini-warehouse/self-storage	1 per 5,000 sq. ft.
Pharmacy/drugstore	4 per 1,000 sq. ft.
Furniture store	2 per 1,000 sq. ft.
Carpet store	1.5 per 1,000 sq. ft.
Video rental	3 per 1,000 sq. ft.
Drive-in bank	3 per 1,000 sq. ft.
Quality restaurant	19 per 1,000 sq. ft.
(seat turnover 1 hour or more, not part of a chain)	
High-turnover restaurant	14 per 1,000 sq. ft.
(seat turnover less than 1 hour, not part of a chain)	
Fast-food restaurant	21 per 1,000 sq. ft.
(without drive-up window)	
Fast-food restaurant	15 per 1,000 sq. ft.
(with drive-up window)	
Dry cleaners	3 per 1,000 sq. ft.
Water park	12 per acre
Marina/dry storage	.5 per slip or dry storage cubicle
Golf course	12 per hole
Bowling alley	5 per lane
Billiard/pool hall	7 per 1,000 sq. ft.
Adult entertainment	5 per 1,000 sq. ft.
Live theatre	.33 per seat
Movie theatre	.27 per seat
Roller skating rink	6 per 1,000 sq. ft.
Racquet/tennis club	4 per court
Health/athletic club	5 per 1,000 sq. ft.

6.04.03 Commercially Zoned Districts (C-1, C-2, C-3): The off-street parking requirements set forth in Section 6.04.02 shall apply to all new development and redevelopment. Required parking may be provided by the owner on the same parcel of property proposed for development, or off-site through a shared parking facility or leased parking facility, provided the spaces lie within four hundred (400) feet of the main entrance to the principal use. Such parking shall be associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner. Off-site parking may be provided, as specified below:

1. Shared use parking facility shared by uses which have different principal operating hours or characteristics of uses may be allowed subject to documentation of a plan for mitigation. The schedule of operation of all such land uses shall provide that none of the uses sharing the facilities require off-street parking facilities at the same time as any other uses sharing them. The total number of required off-street parking spaces shall be
2. Off-site parking spaces located on a site owned and controlled by the owner/developer of the building site for which the off-street parking is required.
3. When a portion or all of the required off-street parking is provided pursuant to one of the options specified in A thru C above, a written agreement shall be drawn in a form satisfactory to the County Attorney, executed by all parties concerned, and recorded with the Clerk of the Court, assuring the continued availability of the off-site parking facilities for the use they are intended to serve.
4. This subsection shall not be applicable to an existing structure within any commercially zoned district unless: Floor area is added to the structure; or the use of the structure and the land on which it is situated changes in a manner which increases the number of parking spaces required by Section 6.04.02; or the appraised value of the structure is increased by fifty (50) percent.

6.04.04 Off-Street Loading: No motor vehicle shall be allowed to extend onto a public street, sidewalk or alley while loading or unloading. Off-street loading spaces or berths shall be provided as follows:

1. All manufacturing, industrial, warehouses and similar establishments customarily receiving and distributing goods by motor vehicle shall provide loading and unloading facilities on the premises. The minimum dimensions for off-street loading spaces shall be ten (10) feet by fifty (50) feet, and the number of spaces shall be determined according to the following floor area schedule:

Floor Area (Square Feet)	Minimum Number of Berths
0 to 20,000	1
20,000 to 40,000	2
40,000 to 100,000	3
100,000 to 200,000	4
200,000 to 320,000	5
320,000 to 400,000	6
Each 90,000 above 400,000	1

2. Bus and Truck Terminals: Sufficient space to accommodate the maximum number of buses or trucks to be stored or to be loaded at the terminal at any time.
3. Retail Business and Services:

Square Feet	Number of Spaces
Up to 10,000	1
10,001 to 20,000	2
Square Feet	Number of Spaces
20,001 to 50,000	3
50,001 to 75,000	4
75,001 to 100,000	5
100,001 to 125,000	6
125,001 to 150,000	7
150,001 to 175,000	8
175,001 and above	9

6.04.05 Handicapped Parking: Parking spaces designated for physically handicapped people and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically handicapped people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

6.04.051 Handicapped Parking Spaces: Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to Florida Statutes and the Florida Accessibility Code.

1. Diagonal or perpendicular parking spaces shall be a minimum of twelve (12) feet wide measured from center to center of the blue demarcation lines. Parallel parking spaces shall be located either at the beginning or end of a block or adjacent to alley entrances. Curbs adjacent to such spaces shall be of a height which will not interfere with the opening and closing of motor vehicle doors.
2. Each parking space shall be conspicuously outlined in blue paint, and shall be posted and maintained with a permanent, above-grade sign bearing the international symbol of accessibility or the caption "PARKING BY DISABLED PERMIT ONLY," or bearing both sign and symbol. The signs shall not be obscured by a vehicle parked in the space. All handicapped parking spaces must be signed and marked in accordance with the standards adopted by the U.S. Department of Transportation.
3. All spaces shall have an adjacent access aisle sixty (60) inches wide minimum. Parking access aisles shall be part of the accessible route to the building or facility entrance. Two (2) accessible parking spaces shall share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.
4. All spaces shall have accessible thereto a curb-ramp or curb-cut, when necessary to allow access to the building served, and shall be located so that users will not be compelled to wheel behind parked vehicles.
5. The minimum number of such parking spaces shall comply with the following schedule:

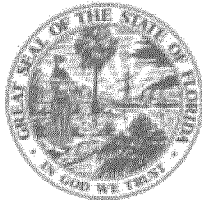
Total Parking Required in Lot	Required Number of Accessible Spaces
Up to 25	1
26 to 50	2

Total Parking Required in Lot	Required Number of Accessible Spaces
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of Total
over 1,000	20 plus 1 for each 100 over 1,000

6. **Passenger Loading Zones:** Passenger loading zones shall provide an access aisle at least sixty (60) inches wide and twenty (20) feet long adjacent and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp shall be provided. A minimum vertical clearance of one hundred eight (108) inches shall be provided at accessible passenger loading zones and along vehicle access routes to the area from site entrances.

7. **Curb Ramps:**

- a. Curb ramps complying with Section 4.7, Curb Ramps, of the current edition of the Florida Accessibility Code for Building Construction shall be provided whenever an accessible route crosses a curb. Ramps or curb cuts from parking areas that are privately owned, to the walkway level, shall be provided and if more than one is provided, shall be spaced along such walkways at intervals of no more than one-hundred (100) feet and such ramps or curb cuts shall be located as close as practical to main entrances and exits to buildings. All requirements contained herein for curb cuts pertain only to such features when located on privately owned property.
- b. **Slope:** Slopes of curb ramps shall comply with the Section 4.8.2, Slope and Rise, of the current edition of the Florida Accessibility Code for Building Construction. The slope shall be measured as shown in the following figure. Maximum counter slope of adjoining gutters and road surfaces immediately adjacent to the curb ramp or accessible route shall not exceed a ratio of one (1) to twenty (20). Curb cuts used in lieu of ramps shall have a maximum rise of eight (8) inches.
- c. **Width:** The minimum width of a curb ramp shall be forty-four (44) inches, exclusive of flared sides
- d. **Surface:** Surfaces of curb ramps shall comply with Section 4.5, Ground and Floor Surfaces, of the current edition of the Florida Accessibility Code for Building Construction.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 8, 2021

Honorable J. D. Peacock II
Clerk of the Circuit Court
Okaloosa County
101 East James Lee Boulevard
Crestview, Florida 32536-1359

Attention: Maria Everton

Dear Mr. Peacock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Okaloosa County Ordinance No. 21-31, which was filed in this office on December 7, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb