

ORDINANCE NO. 19 - 676

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT RICHEY, STATE OF FLORIDA, AMENDING THE CITY OF PORT RICHEY LAND DEVELOPMENT CODE CHAPTER 127 ZONING, SECTION 94 OFF-STREET PARKING, SUBSECTION (B) DESIGN AND USE REQUIREMENTS, PROVIDING FOR INCLUSION IN CODE AND AN EFFECTIVE DATE.

WHEREAS, the Port Richey Code of Ordinances and Land Development Code has been amended from time to time, as necessary, to serve the needs of the citizens of Port Richey, Florida, and

WHEREAS, it is in the interest of public safety and welfare that Port Richey amends Chapter 127 Zoning, Section 94 Off-Street Parking, Subsection (b) Design and use requirements to reflect the ever changing needs for parking in the City of Port Richey and best serve the citizens of the City of Port Richey.

Be it ordained by the City Council of the City of Port Richey, Florida:

SECTION 1. Amending Chapter 127 Zoning, Section 94 Off-Street Parking of the Land Development Code of the City of Port Richey, Florida be, and the same is hereby, amended to read as follows:

(b) Design and use requirements. Wherever, in any zoning district, off street facilities are provided for the parking of any and all types of vehicles, boats or heavy construction equipment, whether such vehicles, boats or equipment are self-propelled or not, and wherever land is utilized for the movement of vehicles as a function of the primary use of said land, such off-street facilities and land shall conform to the following design and use requirements.

(1) The building and zoning department shall hold a presubmittal meeting with the applicant to provide input during the conceptual formation of a parking area and encourage innovative land development techniques.

(2) All off-street facilities for vehicular uses shall be paved so as to be permanently dust free. If such area is developed for vehicular parking, each parking space shall have a minimum width of ~~ten~~ nine feet and a minimum length of ~~20~~ 18 feet. Off-street parking areas in excess of five spaces shall have individual spaces marked and shall have curb or motor vehicle stops or similar devices so as to prevent vehicles from overhanging into public rights-of-way or adjacent property. For the purpose of this subsection, the term "paved area" means an improved area consisting of asphalt, concrete, brick or similar material that is intended or

designated for parking, maneuvering and/or vehicular movement, including pedestrian access ways immediately adjacent to such areas.

(3) The following enumerated parking facilities may be non-hard-surfaced, provided such facilities are approved by the building and zoning official, or the council's designee. All non-hard-surfaced off-street facilities for vehicular uses shall be covered so as to be permanently dust free. For the purpose of this subsection, the term "dust free" means noncompactable rock, geoweb, turf block, geoblocks or similar material. Other organic materials such as mulch, wood chips, or processed organic materials shall not be permitted:

a. Up to 70 percent of the required vehicle parking spaces for places of religious assembly provided that such non-hard-surfaced parking spaces shall not be used as joint parking by any nonplace of religious assembly use.

b. Parking spaces provided in excess of the minimum number required by this section, or for uses not required by this section to provide parking spaces.

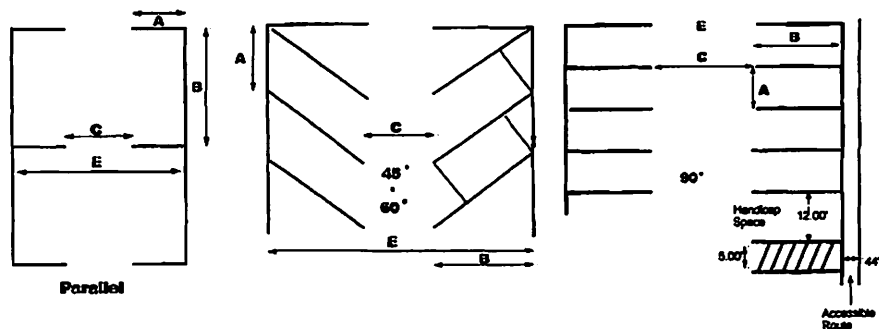
c. Parking area in which the required parking spaces and required drainage would be an undue hardship to construct; provided that board of adjustment/city council variance procedures must be followed to determine whether a hardship exists.

d. At least one bicycle parking spaces must be provided for each ten automobile parking spaces in a parking area. The bicycle space will provide a rack with bicycle locking capabilities. All bicycle parking facilities required by this subsection shall be located on the same area or parcel of land as the use for which such facilities are required and as close to the building entrance as possible without interfering with the flow of pedestrian traffic.

e. Administered parking service means a procedure where the parking of patron or employee vehicles is conducted by, and is the responsibility of, the owner or operator of the subject establishment. Administered parking, and designated drop off areas must meet all vehicle circulation requirements of the city. The acceptable procedure for administered parking requires the patron to leave the vehicle with the owner, operator or representative of the establishment who then moves the patron's vehicle to a designated area and returns the vehicle to the original location for vehicle pickup at the time the owner of the vehicle needs to depart. Designated arrival and departure areas and the location for storing vehicles must be clearly marked in accordance with all city requirements.

f. Stacked parking may be permitted for administered parking areas under the following conditions:

1. An application and site plan shall be submitted to the planning and zoning board for approval.
 2. The application shall reflect that all parties acknowledge that the stacked parking facility is to be used only by the permitted business and is not currently required parking for any other use.
 3. The site plan shall reflect that the area is closed and secured when the business for which it is approved is not in operation (e.g., fences, gates, hedges, etc.).
 4. Area approved for stacked parking shall not be required to have each parking space and aisle marked unless such area will be used for other than stacked parking.
- (g) A credit of up to 25 percent of the required parking may be allowed by the city for walk-in traffic, based upon the applicants analysis and studies and the recommendations of the city staff. The city council may allow a credit of zero to 25 percent for walk-in traffic of the otherwise required parking.
- (h) Regular car parking shall meet the following minimum dimensions including the requirements of the Florida Accessibility Code must be met:



Off-Street Parking Dimensional Table

<i>Description</i>	<i>45;deg; angle</i>	<i>60;deg; angle</i>	<i>90;deg; angle</i>	<i>Parallel</i>
Standard vehicles				

Width of space	14 feet	11 feet 6 inches	10 9 feet	10 feet
Stall depth	21 feet	22 feet	20 18 feet	23 feet
Width of drive	13 feet	18 feet	24 feet	12 feet
Width of access	24 feet	24 feet	24 feet	24 feet
Two rows and drive	66 feet	68 feet	64 feet	44 feet
Compact vehicles				
Width of space	12 feet 4 inches	9 feet 4 inches	8 feet	8 feet
Stall depth	19 feet	20 feet	18 feet	21 feet
Width of drive	13 feet	18 feet	24 feet	12 feet
Width of access	24 feet	24 feet	24 feet	24 feet
Two rows and drive	62 feet	64 feet	60 feet	40 feet

I. Commercial automobile garages.

1. Automobile parking garages shall be classified as either open or enclosed.

2. The clear height of each floor level in vehicle and pedestrian traffic areas shall not be less than seven feet (2,134 millimeters).

3. Pedestrian guardrails shall be provided at all exterior and interior vertical openings on all floor and roof areas where automobiles are parked or moved and when the vertical distance to the ground or surface directly below exceeds three feet (914 millimeters). Such parking areas shall also be provided with exterior or interior walls or impact guardrails, except at pedestrian or vehicular accesses. Impact guardrails not less than two feet (607 millimeters) high shall be placed at the ends of drive lanes, at the ends of parking spaces at the perimeter of the structure, and at the ends of parking spaces where the difference in adjacent floor elevation is greater than one foot (305 millimeters).

4. Automobile ramps shall not be considered as providing required exit facilities

5. Parking surfaces shall be of concrete or similar noncombustible and nonabsorbent materials, except for asphalt parking surfaces are permitted at ground level.

6. Automobile parking garages shall be separated from other occupancies.

7. Connection of an automobile parking garage with any room in which there is a fuel-fired appliance shall be by means of a doorway with a raised sill at least eight inches (203 millimeters) above the garage floor or through a vestibule providing two-door separation.

8. Openings from a parking garage directly into a room used for sleeping purposes shall not be permitted.

j. Compact car parking may be provided for up to 15 percent of the required parking and shall meet the following minimum requirements and dimensions:

1. Compact car parking may be provided only for parking areas that have ten or more spaces.

2. Compact car parking may be provided for only nonresidential land uses.

3. Compact parking spaces must be designated as being for the exclusive use of compact cars through the use of signs or pavement marking.

4. The overall design must be reviewed and approved by the city.

k. All off-street facilities shall be designed so as to have adequate access to a public street or alley and, in the case of parking facilities, adequate access to interior maneuvering areas. Except for parking serving one-family and two-family residences, parking facilities shall be arranged so that no vehicle shall be required to back from such facilities directly onto public streets. Wherever vehicular entrances and exits are involved, the number, size, curb cuts, distance apart and general design of any such entrances and exits shall comply with the established standards and requirements of the state department of transportation where a state or federal highway is affected and with such standards as may be required by the building and zoning official or the council's designee, in the case of the other streets and roadways within the city.

l. Where off-street parking is required, such parking areas shall be used for vehicular parking only, with no sales, dead storage, repair work, dismantling or servicing of any kind, and the required areas in the various zoning districts shall be in addition to the loading and service spaces normally required for the business or office served.

m. Where off-street parking is required, such parking shall be provided on the same area or premises with the business or office which is being served, unless otherwise specifically approved by the board of adjustment/city council.

n. Within commercial or industrial zoning districts, no vehicular parking shall be provided or permitted within any public right-of-way. In addition, no parking shall be provided or permitted which creates a safety hazard, as inspected and determined by the building and zoning official or the council's designee upon adjacent streets or which obstructs visibility at intersections, driveways or alleys within the applicable areas described in section 127-90.

o. Within residential zoning districts, required parking for permitted uses other than one-family and two-family dwellings may be provided within a required rear yard, except waterfront property, and, if properly screened from adjacent property, per buffering requirements of section 127-95, within a required side yard, but shall not be permitted within a required front yard.

p. Where artificial lighting is provided, it shall be designed and arranged so that no source of such lighting will be a visible nuisance to adjoining property used or zoned for a residential

purpose. In addition, such lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind. All parking area lighting installed after the effective date of the ordinance from which this chapter is derived shall use the most advanced technology available.

q. The provisions of this subsection shall apply to all new off-street parking or other vehicular use areas. At such time as existing off-street parking or other vehicular use areas are enlarged, expanded or modified, such provisions shall apply to the previous existing areas as well as the new areas.

r. When units or measurements determining the number of off-street parking spaces result in the requirement of a fractional space , any such fractional space shall require a full off-street parking space.

s. In the case where two or more uses occupy or are proposed to occupy a land parcel, the total requirements for off-street parking shall be the same as the requirements of the individual uses computed separately, and off-street parking space for one such use shall not be considered as providing the required off-street parking space for any other use.

t. Irrespective of any other requirements of this section, each and every separate and individual store, office or other business shall be provided with at least one off-street parking space.

u. Off-street parking areas in excess of 12 parking spaces shall have at least ten square feet of interior landscaping for each parking space; excluding those spaces abutting a perimeter for which landscaping is utilized to satisfy buffering requirements within this chapter. Each separate landscaped area shall contain a minimum width dimension of at least five feet and shall include at least one tree having a clear trunk of at least three inches, with the remaining area adequately landscaped with shrubs, ground cover or other appropriate landscaping material, not to exceed three feet in height. Such landscaped areas shall be located in such manner as to divide and break up the expanse of paving and to guide traffic flow and direction.

SECTION 2. Inclusion in Code. It is the intention of the City Council that the provision of this ordinance shall become and be made a part of Port Richey Code; and that the sections of this ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Section". "Article", or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 4. Effective date. This Ordinance shall become effective upon passage at the second reading.

The foregoing Ordinance No. 19 – 676 was read and passed on its first reading in an open and regular meeting of the City Council of the City of Port Richey, Florida, on the 10th day of December, 2019.



Attest:

Sal Licari, City Clerk

CITY OF PORT RICHEY

Scott Tremblay, Mayor

The foregoing Ordinance No. 19 – 676 was read and passed on its second reading in an open and regular meeting of the City Council of the City of Port Richey, Florida, on this 14th day of January, 2019.



Attest:

Sal Licari, Clerk

CITY OF PORT RICHEY

Scott Tremblay, Mayor

Approved as to legal form and legal content
For the reliance of the City of Port Richey only:

James Mathieu Esq., City Attorney.