

ORDINANCE NO. 1424

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, IDENTIFIED AS RZP 17-10, PROVIDING FOR MINOR CHANGES TO CLARIFY, CORRECT AND UPDATE INFORMATION BY AMENDING CHAPTER 12, CITY OF TEMPLE TERRACE CODE OF ORDINANCES, LAND DEVELOPMENT CODE, ARTICLE II, SECTION 12-40 TITLED "DEFINITIONS," AMENDING ARTICLE VII, DIVISION 2, SECTION 12-234 TITLED "COMMERCIAL GENERAL ZONING REGULATIONS" AND SECTION 12-237 TITLED "LIGHT INDUSTRIAL ZONING REGULATIONS," CREATING SECTION 12-241 TITLED "SPECIFIC STANDARDS FOR PERMITTED USES," AND AMENDING SECTIONS 12-242 – 12-258 TITLED "RESERVED," AMENDING DIVISION 3, SECTION 12-259 TITLED "CONDITIONAL USES," AMENDING ARTICLE IX, DIVISION 11, SECTION 12-861 TITLED "FENCES, WALLS AND HEDGES," AMENDING DIVISION 13, SECTION 12-921 TITLED "OFF STREET PARKING AND DRIVEWAY REQUIREMENTS" AND SECTION 12-923 TITLED "USE OF RESIDENTIALLY ZONED PROPERTY FOR PARKING, ACCESS OR DRAINAGE FACILITIES"; AMENDING DIVISION 14, SECTION 12-957 TITLED "DESIGN AND CONSTRUCTION STANDARDS FOR PARKING LOTS"; AMENDING DIVISION 17, SECTION 12-1043 TITLED "PLANT MATERIAL AND DESIGN"; PROVIDING A SEVERABILITY CLAUSE, EFFECTIVE DATE, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, in January 2016, the City of Temple Terrace ("City") adopted its 2040 Comprehensive Plan which requires that changes to the Land Development Code be consistent with state laws and current planning methods for growth and economic development; and

WHEREAS, the City Council of the City finds and determines that it is appropriate to update and revise its Land Development Code as it clarifies language in certain Sections of Chapter 12 relating to fences, walls and hedges; off-street parking and driveway requirements; design and construction standards for parking lots and plant material and design; and

WHEREAS, on June 12, 2017, the Hillsborough County City-County Planning Commission reviewed the proposed amendments to the Land Development Code for consistency with the City's 2040 Comprehensive Plan and found that the proposed amendments are consistent with the City's 2040 Comprehensive Plan; and

WHEREAS, two public hearings were held by the Mayor and City Council on June 20, 2017 and July 18, 2017, following the giving of notice as required by law; and

WHEREAS, the City finds that this ordinance is in the best interest of the public health, safety, and welfare, and that it is necessary to amend certain sections in Chapter 12 to be consistent with the intent of the Land Development Code; and

WHEREAS, after due consideration, the Mayor and City Council of the City of Temple Terrace, Florida, have determined that the proposed amendment as set forth herein, is in compliance with all constitutional and other legal requirements, is consistent with applicable policies of the City's adopted 2040 Comprehensive Plan and the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE AS FOLLOWS:

Section 1. The City Council hereby approves and adopts modifications to Chapter 12, City Of Temple Terrace Code Of Ordinances, Land Development Code, by amending Article II, Section 12-40 titled "Definitions," amending Article VII, Division 2, Section 12-234 titled "Commercial General Zoning Regulations" and Section 12-237 titled "Light Industrial Zoning Regulations," creating Section 12-241 titled "Specific Standards for Permitted Uses," and amending Sections 12-242 through 12-258 titled "Reserved" [how are these sections amended] amending Division 3, Section 12-259 titled "Conditional Uses," amending Article IX, Division 11, Section 12-861 titled "Fences, Walls And Hedges," amending Division 13, Section 12-921 titled "Off Street Parking and Driveway Requirements" and Section 12-923 titled "Use of Residentially Zoned Property for Parking, Access or Drainage Facilities"; amending Division 14, Section 12-957 titled "Design and Construction Standards for Parking Lots"; and amending Division 17, Section 12-1043 titled "Plant Material And Design" all of which shall read as set forth in Exhibit "A" attached hereto and made a part hereof (new verbiage is shown underlined and deleted verbiage stricken through) which shall become and be made a part of the Temple Terrace Land Development Code.

Section 2. Severability. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

Section 3. The provisions of this Ordinance shall become and be made a part of the Temple Terrace Code of Ordinances, and the sections of this Ordinance may be renumbered to accomplish this end.

Section 4. All ordinances or parts of ordinances not specifically in conflict herewith are hereby continued in full force and effect, but all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall take effect immediately upon its becoming a law.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, THIS 18th DAY OF JULY, 2017.

APPROVED BY THE MAYOR THIS 18th DAY OF JULY, 2017.



**ROBERT M. BOSS,
VICE MAYOR**

(CORPORATE SEAL)

ATTEST:

**CHERYL A. MOONEY
CITY CLERK**

Approved as to form and content:


**MARK CONNOLLY
CITY ATTORNEY**

EXHIBIT A
RZP#17-10 Chapter 12 LAND DEVELOPMENT CODE - City Council LDC Text with Changes

[Underline/Strikethrough]

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Chapter 12

LAND DEVELOPMENT CODE

Article II. Definitions and Rules of Construction

Sec. 12-40. Definitions.

~~Accessory use: A use of land or structure or portion thereof customarily incidental and subordinate to the principal use of the land or structure and located on the same parcel with the principal permitted use.~~

~~Building, accessory: A building which is customarily incidental and subordinate to a principal use of property and is located upon said property.~~

Building or use, accessory: A building, structure, or use of land, which is smaller in size and secondary in purpose to the principal building or use of the property. The accessory use, building, or structure must be subordinate to the principal use in size, shape, bulk, design, and use, and the design and location must meet all development standards and shall not be permitted to be larger than the principal structure. An accessory use, building, or structure shall be incidental to and not alter the primary use or character of the site. Trailers, mobile homes, and tractor trailers shall not be used as accessory structures in residential districts.

Build-to-line: When a zoning district has a front build-to line requirement or when a principal structure is built, regardless of the distance or setback from the front property line, it is the line at which construction of a the front of the building facade is to occur on a lot, running parallel to the front property line. In the context of fencing and accessory building or use regulations, it is the line at which a building has been constructed on a lot, closest to the front property line, and is not allowed to intrude into without approval of a waiver or variance.

~~Vision Sight or visibility triangle: The area on each side of an accessway at the intersection of the accessway and any public right-of-way pavement line, defined as a triangle with an apex at the point of intersection and two (2) sides thirty (30) feet long extending from the apex along the edge of the accessway and the pavement line and with a third side connecting the ends of the first two (2).~~

Tattoo parlor: An establishment whose principal business activity, either in terms of operation or as held out to the public, is the service of applying a mark or design on or under the skin of a person by a process of piercing and ingraining a pigment, dye, or ink in or under the skin for a non-medical purpose.

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118 Tattooing: The service of applying a mark or design on or under the skin of a person by a process
119 of piercing and ingraining a pigment, dye, or ink in or under the skin for a non-medical purpose.

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122 **ARTICLE VII. ZONING**

123 **DIVISION 2. SPECIFIC ZONING DISTRICTS**

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Sec. 12-234. C-G Commercial General zoning regulations.

126 (c) *Conditional uses.* The following uses may also be permitted within the C-G Commercial General
127 zoning district, subject to the specific criteria for said uses outlined in subsection (d) of this
128 section and section 12-259 of this Code. Commercial activities legally in operation on the date of
129 adoption of this article, December 19, 1995, and which are identified as being subject to
130 conditional use approvals, shall be recognized as approved conditional uses and further
131 approvals by the city council are not required.

132 (26) Tattoo parlor

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135 **Sec. 12-237. LI Light Industrial zoning regulations.**

136 (b) *Permitted uses.*

137 (6) Radio and TV antennae, satellite dishes and communication towers, including radio
138 and TV studios, offices and broadcasting towers subject to the provisions of section
139 12-862, ~~TV antennae, satellite dishes, communication towers.~~

140 (28) Tattoo parlor

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143 **Sec. 12-241. Specific standards for permitted uses.**

144 The following specific criteria provide additional detail and requirements for permitted uses in the
145 zoning districts (listed in alphabetical order):

146 Tattoo Parlor

147 (a). A general site development or final site plan shall be approved by city council subject
148 consistent with section 12-377 or 12-379, respectively, in accordance with this Code.

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- 149 (b). A tattoo parlor shall not be located within a specified distance of specific uses as follows,
150 unless granted a waiver by City Council:
- 151 (1). Within five hundred (500) feet of any other tattoo parlor or protected facility or no
152 more than one (1) tattoo parlor per block, whichever is more restrictive; and
- 153 (2). The separation distances shall include properties within the city limits of Temple
154 Terrace, City of Tampa, and Unincorporated Hillsborough County, such that if a
155 proposed tattoo parlor in the City is less than five hundred (500) feet from an
156 existing tattoo parlor or would result in more than one (1) tattoo parlor within a
157 block in the City of Tampa or Unincorporated Hillsborough County, then a final site
158 plan application with waiver request(s), consistent with section 12-379, shall need to
159 be approved by City Council prior to allowing the proposed tattoo parlor site in the
160 City.
- 161 (3). Distances required under this subsection shall be measured from property line to
162 property line, along the shortest distance between property lines, without regard to
163 the route of normal travel.
- 164 (c). The tattoo parlor business and artists shall be required to comply with all applicable state
165 laws, rules, and licenses.
- 166 (d). Other accessory related products may be sold as part of the tattoo parlor use or site.
- 167 (e). Other uses allowed by the zoning district may occur with or within the tattoo parlor.

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169 **Secs. 12-2412 – 12.258. Reserved.**

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171 DIVISION 3. CONDITIONAL USES AND TEMPORARY USES.

172
173 **Sec. 12-259. Conditional Uses.**

- 174 (f) Specific standards for conditional uses. The following list identifies standards for specific uses
175 allowed as conditional uses in zoning districts (listed in alphabetical order). All conditional
176 uses shall comply with the requirements in sections 12-241, 12-377, and 12-379 (if the
177 criteria for section 12-377 are exceeded).

178 Tattoo Parlor

179 The applicant for a tattoo parlor shall comply with all requirements of section 12-241.

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ARTICLE IX. DESIGN STANDARDS AND DEVELOPMENT CRITERIA

DIVISION 11. NEIGHBORHOOD PRESERVATION STANDARDS

Sec. 12-861. Fences, walls and hedges ~~on residential property.~~

(a) Application.

A survey showing the location of easements and the proposed fence or wall with respect to the existing structure and property lines, shall be submitted with a permit application, along with a sketch or description of the proposed materials to be used and the proposed height. All fences, wall and required landscaping shall be located within the boundaries of the parcel as identified in the survey.

(b) Visibility.

It is the intent of this section that nothing shall obstruct the line of sight so as to prevent the visibility of an approaching vehicle within the defined visibility triangle.

(c) Planned development (PD) zonings.

To the extent that standards for fences, wall, and hedges are not included in the PD zoning conditions of approval or final site plan, the requirements of this section shall apply at the time of permitting. Standards of this section shall apply in accordance to the use(s) within the PD zoning.

~~(ad)~~ Nothing in this section changes the requirements or standards for fencing or safety barriers included in section 12-900, pertaining to swimming pools, or solid, wood fence, or landscape buffers as may be required in division 17 of this article or other requirements elsewhere in this Code.

~~(be)~~ Except as may be provided above or elsewhere in this LDC, or by an approved subdivision plat or site plan, a fence or wall shall be permitted ~~only within a side or rear yard, or in a front yard when the depth of the front yard is seventy-five (75) feet or more, or when the fence or wall is decorative in nature,~~ subject to the following provisions:

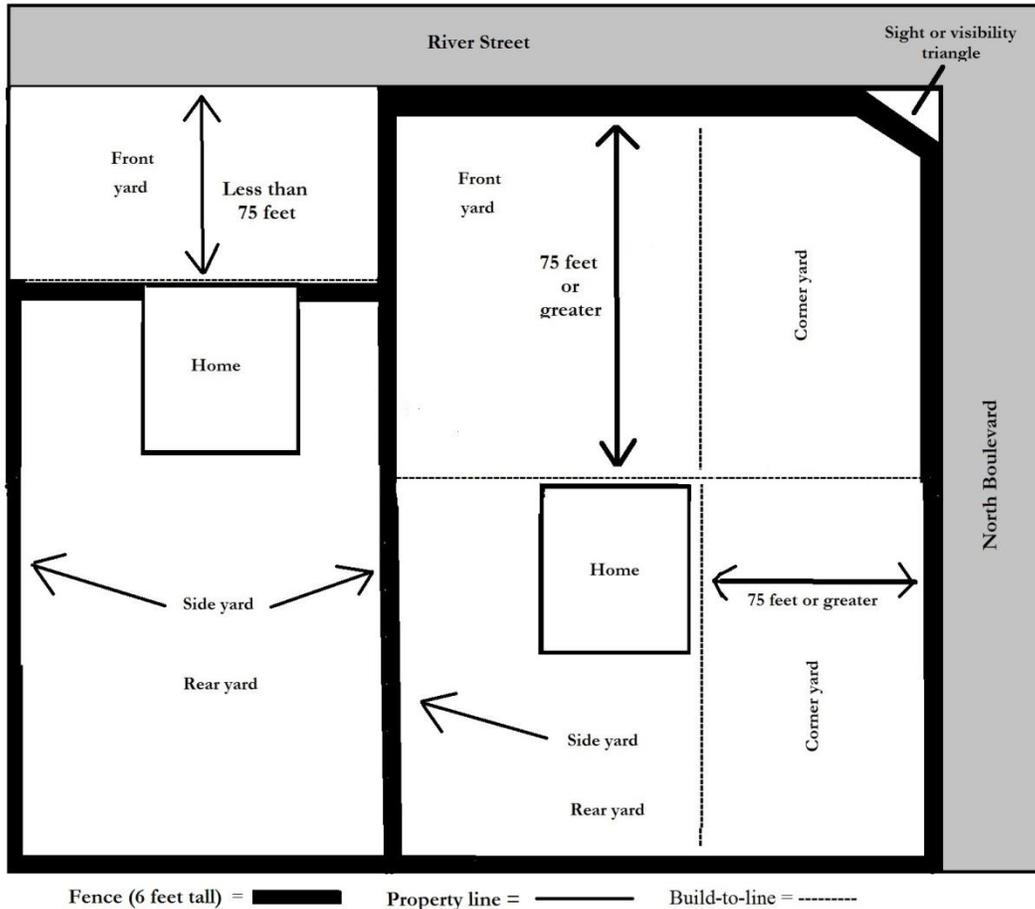
(1) Height.

The maximum height of any such fence or wall shall be as follows:

a. Seven (7) feet when in any side or rear yard of single family districts;

b. Six (6) feet, including a chainlink fence with landscaping, when in a front yard having a front setback depth of seventy-five (75) feet or more in single family districts (see graphic);

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- c. Three (3) feet when the fence or wall is "decorative" and located in the front yard of single family districts; ~~or~~
- d. Three (3) feet when the fence or wall is within thirty (30) feet of the intersection of two (2) street right-of-way lines or the intersection of said lines extended.
- e. Six (6) feet on the perimeter and all yards of the property for multi-family, nonresidential, and agricultural uses as required elsewhere in this Code.
- f. Eight (8) feet for masonry, stucco, or cement block walls with perimeter landscaping, so that it is on the exterior of the wall and visible from the street or residentially zoned properties, or when the purpose is to screen outdoor storage area from view of the street or residentially zoned properties in the Light Industrial (LI) zoning district.
- g. ~~Notwithstanding subsection (b)(1)a and b of this section, t~~The maximum height of any section of a fence or wall shall be allowed to deviate when the wall is "stepped" to accommodate sloping ground by no more than an additional eight (8) inches ~~when the~~

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227 wall is “stepped” to accommodate significantly sloping ground or by averaging the fence
228 height when the sloping ground is significant.

229 h. The height of a gate or fence and respective posts, columns, or caps shall not exceed one
230 foot above the maximum height of the fence or wall.

231 (2) Measuring height.

232 Vertical calculation of "height" of a fence shall be made by vertical measurements along
233 the length of the outside face when measured from final, finished grade.

234 ~~(3) Additional height for any fence or wall may be permitted only upon approval of a variance~~
235 ~~therefor by the board of adjustment, or approval of a plat or site plan by city council.~~

236 ~~(43) Orientation.~~

237 The finished side of any such wall or fence shall face out.

238 ~~(54) Design and appearance. Attachments.~~

239 ~~(9) (a).~~ Decorative fence material.

240 A "decorative" fence or wall may not be constructed of chainlink, board-on-board,
241 solid brick, solid masonry, or material similar in appearance. (Examples of acceptable
242 decorative fences or walls are split rail, corral, picket, wrought iron; or, low brick or
243 stucco walls constructed alternately of brick or masonry, and sections of wrought
244 iron, aluminum, or material similar in appearance.)

245 (b). No roofing, beams, lattice work, barbed wire, razor wire, sharp objects, or other like
246 material or structure shall be attached to or placed upon such wall or fence.

247 (c). Barb wire is limited to industrial uses within the Light Industrial (LI) and agricultural
248 uses within the Agricultural Urban (A-U) zoning districts.

249 (d). The fence or wall shall be uniform in material, design, and appearance, such that the
250 overall design is visibly apparent from public view, but this does not preclude
251 architectural variations that may be incorporated into the fence or wall design. This
252 requirement shall prohibit the use of a random pattern or consistent use of
253 alternating materials or combinations, such that sections of pvc, wrought iron, wood,
254 steel, chain link, other various materials, multiple colors, or random, varying height,
255 etc. would occur within a portion or entire length of a property line.

256 ~~(65) Hedges and shrubbery shall be permitted within any yard; provided that said hedges and~~
257 ~~shrubbery shall be maintained so as not to exceed a height of three (3) feet above existing~~
258 ~~ground level within thirty (30) feet of the intersection of two (2) street right-of-way lines or~~

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259 ~~the intersection of said lines extended. It is the intent of this section that nothing shall~~
260 ~~obstruct the line of sight so as to prevent the visibility of an approaching vehicle within the~~
261 ~~defined visibility triangle.~~

262 Structural Integrity.

263 All fence posts shall adequately support attached sections of fence and there shall be no
264 gaps or interruptions in fence continuity, except for spacing as occurs in picket, wrought
265 iron, or other fencing as part of the uniform design of the fence or wall.

266 (7) Maintenance.

267 All fences, walls and hedges shall be continuous, regularly maintained to continue their
268 structural integrity, and/or to provide a neat and clean appearance and to preserve the
269 aesthetic character of the neighborhood. In the case of exterior subdivision walls, the
270 homeowner's association or condominium association shall be jointly and severally
271 responsible with the home/unit owner for the maintenance of said exterior wall as well as
272 the grass or landscaped area between the wall and paved surface of the adjoining roadway.

273 The fabrication of fences and walls shall follow good construction methods, ~~and~~
274 ~~masonry w~~Walls shall have longitudinal footer and bond beam reinforcing steel as well as
275 vertical reinforcing steel at no more than four eight (84) feet on center. (~~Ord. No. 1065,~~
276 ~~3-5-2002)~~

277 ~~(8) No fences, or walls, other than decorative fences and walls, shall be erected, placed, or~~
278 ~~located in front yards; except that fences and walls up to six (6) feet in height are~~
279 ~~permissible in front yards having a depth of seventy-five (75) feet or more in single family~~
280 ~~residential zoning districts. Otherwise, existing front yard fences and walls shall be subject~~
281 ~~to the provisions of nonconformity contained in article V of this LDC.~~

282 ~~(9) A "decorative" fence or wall may not be constructed of chainlink, board-on-board, solid~~
283 ~~brick, solid masonry, or material similar in appearance. (Examples of acceptable decorative~~
284 ~~fences or walls are split rail, corral, picket, wrought iron; or, low brick or stucco walls~~
285 ~~constructed alternately of brick or masonry, and sections of wrought iron, aluminum, or~~
286 ~~material similar in appearance.)~~

287 (10) Landscaping.

288 (a). Landscaping planted in front of a fence or wall in the front, corner, or other yard
289 that faces any public right-of-way shall have the following minimum setback if
290 landscaping is planted in front of the fence or wall as follows:

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- 291 1. Single family residential – At least a three (3) foot setback
292 2. Multi-family residential, nonresidential, or agricultural – At least a five (5) foot
293 setback or in accordance to other portions of this Code, whichever is more
294 restrictive.
295 3. If no landscaping is planted adjacent to the fence facing any public right-of-way,
296 then the fence or wall shall be permitted to be on the property line.
297 4. Planting of landscaping or trees or installation of irrigation systems within the
298 public or private right-of-way is prohibited, unless the owner of the right-of-way
299 has provided written approval to allow improvements in said right-of-way. Such
300 approval shall be submitted with the building permit for the fence or wall.

301 (b). Single family residential.

302 Where a chainlink fence is visible from a street, and is located in a front, rear, or side
303 yard of a single family zoning district, and the fence is between the house and the
304 street, or, the fence is forward of the front of an adjacent residence, said fence shall
305 be landscaped by self-supporting plant material in such a manner so as to attain
306 screening of the fence with eighty (80) percent opacity within two (2) years of
307 planting. ~~Chainlink fences which were in existence prior to the enactment of new~~
308 ~~standards on May 5, 1991, shall meet this landscaping requirement prior to July 1,~~
309 ~~1994, and have landscaping in place no later than December 1, 1992. Exceptions:~~
310 ~~Chainlink fences along the side or rear property lines when any part of the side or~~
311 ~~rear yard fence is forward of the front of an adjacent house need not be landscaped~~
312 ~~except unless when the lot is a corner lot and facing any public right-of-way,~~
313 effective May 5, 1991.

314 (c). Multi-family residential, nonresidential, and agricultural.

315 A chainlink fence shall also be permitted for multi-family and nonresidential uses
316 when landscaping is provided on the exterior of the fence, when the fence is located
317 adjacent to right-of-way, single family residential zoning districts, or lesser intense
318 zoning district or use (i.e. industrial next to commercial, multi-family next to single
319 family residential, etc.). Like zoning districts or uses adjacent to each other shall not
320 be required to provide landscaping, except to address outdoor storage screening or
321 other requirements of this Code. Agricultural uses or uses abutting agricultural uses
322 shall not be required to provide landscaping with a required fence or wall.

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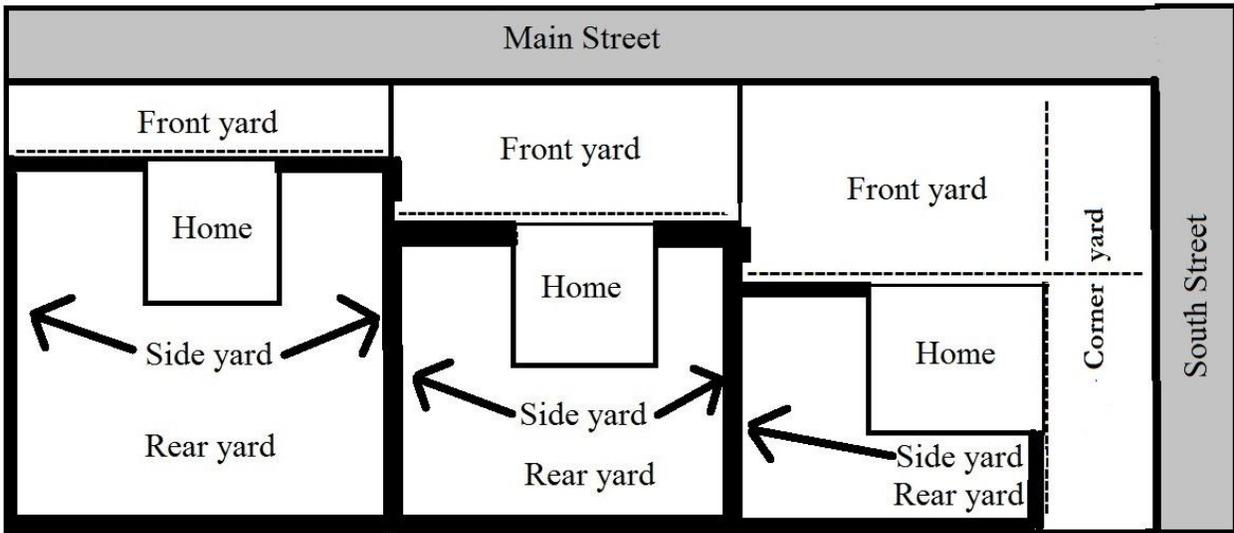
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- 323 ~~(11) Chainlink fences are prohibited in front yards except on "deep lots" (a lot where the front~~
324 ~~yard has a depth of at least seventy-five (75) feet), or where properly "grandfathered."~~
- 325 ~~(12) The height of a gate, or the gate posts, or columns, shall not exceed one hundred twenty~~
326 ~~(120) percent of the maximum height of the fence or wall. All fence posts shall be actively~~
327 ~~supporting attached sections of fence and there shall be no gaps or interruptions in fence~~
328 ~~continuity.~~
- 329 (8) Crime prevention through environmental design (CPTED) may be utilized as part of staff
330 review and evaluation on an as needed basis when the placement of a fence, wall, hedge, or
331 landscaping, due the design and angle of the adjacent structure(s), may create a hidden
332 space that blocks clear sight lines or visibility that may result in unsafe conditions.
- 333 (9) Nonconforming fences and walls shall be subject to the provisions of nonconformities
334 contained in article V of this Code.
- 335 (f) Exceptions. Fences and walls may be located on the property as shown in the graphics in
336 this subsection:
- 337 (1) Irregular or Standard Lots with Similar or Varying Building Setbacks.
- 338 (2) Corner Lots.
- 339 (a) For purposes of this section, the corner yard(s), shall be considered a side yard(s)
340 whereby a fence or wall shall not extend beyond the build-to-line of the home into the
341 front yard, except as described in (f)(1) of this section.
- 342 (b) In order to make a determination on yards for a property consistent the intent of this
343 Code, criteria for consideration shall include but are not limited to the following:
- 344 1. The property address and orientation of the home with respect to homes on the
345 immediate adjacent or facing block(s) or blockfaces;
- 346 2. The number, shape(s) and location(s) of driveway(s) to be used to access the
347 property, including driveways that run through the entire property;
- 348 3. Prior approvals granted by the city on the property and other unique factors that
349 may be applicable to the subject property or adjacent surrounding area.
- 350 (3) The requirements of this section may be exceeded as a result of approval of a variance or
351 waiver by the board of adjustment or city council, respectively, as allowed by this Code.

[Underline/Strikethrough]

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Example of Standard and Corner Lots



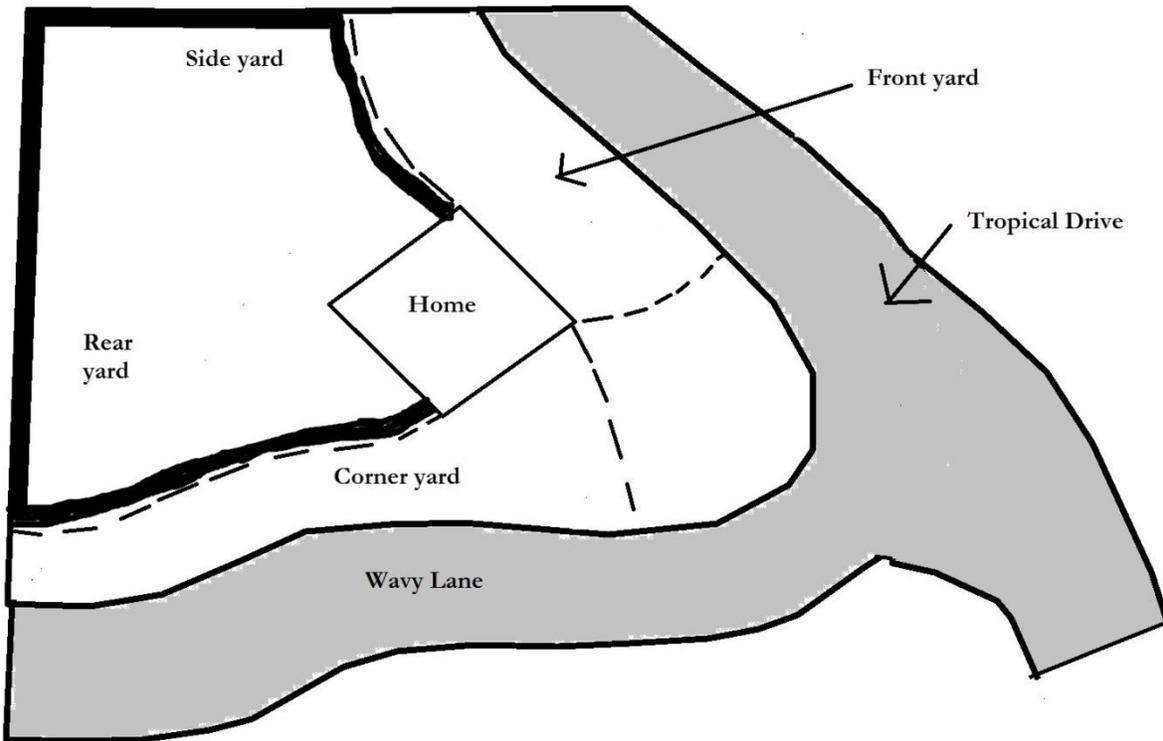
Fence =  Build-to-line =  Property line = 

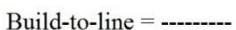
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Example of Irregular and Irregular Corner Lots



Fence =  Build-to-line =  Property line = 

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DIVISION 13. VEHICULAR PARKING

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Sec. 12-921. Off-street parking on residentially-zoned property space and driveway requirements.

(a) Except as provided in sections ~~12-859, and 12-922,~~ and 12-923, all commercial vehicles may be parked only under the following conditions; otherwise, they are prohibited from parking in residentially-zoned districts.

(b) All driveways installed, altered, changed, replaced, or extended after the effective date of this ordinance shall require a building permit and shall meet the following requirements

~~(1)~~a. A hard, all-weather-surfaced driveway which shall consist of concrete, asphalt, brick, paving stones, block pavers such as turf block or comparable material, or gravel or other similar hard surface material contained by appropriate a uniform border material, or other similar hard surface material; to create a neat and orderly appearance.

b. If recycled or crushed asphalt or other loose material is used, it shall be packed in and rolled for compaction and stabilization to avoid overflow into the right-of-way. In addition, the border must be raised, decorative and heavy duty so as to be anchored and fixed in place. Landscaping may be an exception to the uniform border requirement as long as it secures the driveway.

~~(2)~~ Adjoined to a required driveway that provides access to a garage, carport or other approved parking area; or

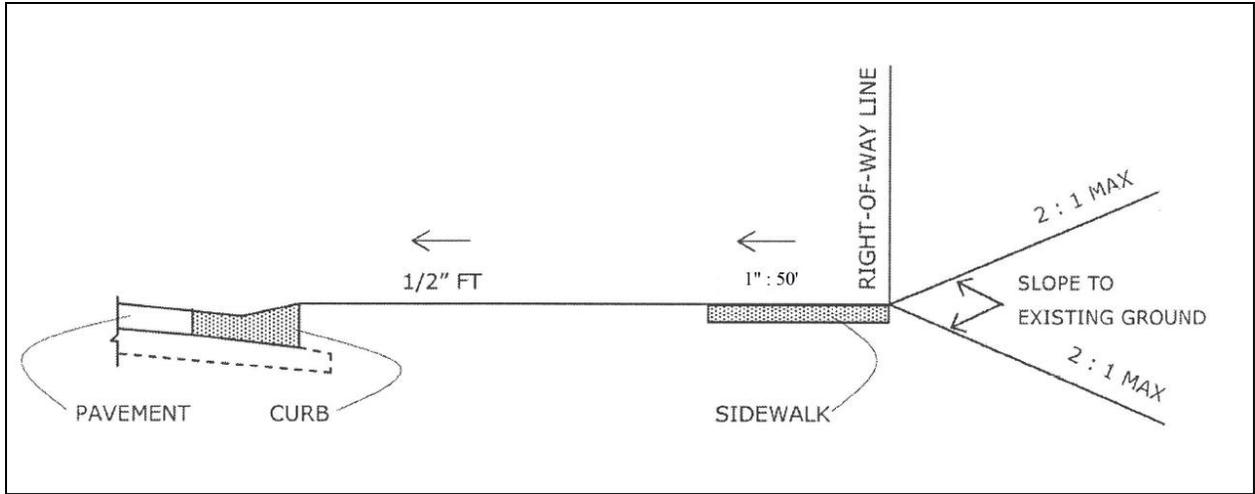
~~(3)~~ An approved circular driveway or other irregularly shaped parking area.

c. Driveway apron design between the property line and edge of pavement in the right-of-way requires the following:

- 1). 98% compaction
- 2). 3000 PSI concrete
- 3). Wire mesh (6x6 – 10x10) or concrete fiber in apron
- 4). Driveway to have 4” thickness at sidewalk
- 5). Driveway to have 6” thickness in right-of-way and apron
- 6). Sidewalk will have a 1”:50’ slope to comply with ADA requirements.
- 7). Apron will have ½” per foot slope low side adjacent to curb and edge of pavement and will call across driveway.

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389 8). Maximum 2:1 slope to existing ground from the property line to the sidewalk or
390 first five (5) as measured from the property line to edge of pavement of the
391 street.



- 392
- 393 Source: City of Temple Terrace Driveway Detail Sheet, Building Department
- 394 (2) A driveway access point shall be located as far from an intersection as the lot size
395 permits when the property abuts an intersection of rights-of way.
- 396 (3) Driveways shall be located no closer than three (3) feet from the property line, except
397 where the driveway meets the right-of-way.
- 398 (4) All driveways shall be designed and maintained to provide for adequate sight lines so as
399 to permit safe access to and from the properties served. The sight lines must remain
400 clear and unobstructed by any structural elements or vegetation.
- 401 (5) The minimum driveway width on properties shall be ten (10) feet.
- 402 (6) In single family zoning districts, the maximum width of a driveway between the front
403 property line and the street curb shall not occupy more than 25% of the lot width for
404 purposes of allowing a greater area for on-street parking and reducing the distance
405 pedestrians have to cross on the sidewalk. The driveway may become wider once it is on
406 the property.
- 407 (7) Driveways must remain clear and unobstructed by any structural elements or vegetation.
- 408 (8) Failure to adequately maintain driveways, resulting in a nuisance or unsafe condition for
409 pedestrians, cyclists or motor vehicles, shall be considered a violation of this Code.
- 410 (c) Alternative driveway designs, standards, and administrative waivers of this section may be
411 approved by the city manager or designee in unique circumstances due to existing

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412 nonconformities or in cases where another government entity has different design standards
413 for the driveway and/or connection to a county or state street.

414 (Code 2001, § 25.760.2; Ord. No. 1034, 12-5-2000; Ord. No. 1087, 4-1-2003)

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417 **Sec 12-923. Use of residentially zoned property for parking, access or drainage facilities.**

418 Any property zoned R-10, R-9, R-7.5, R-7, or R-MF may be used for off-street parking to
419 serve ~~commercial~~ multi-family residential and nonresidential uses, except industrial, for location of
420 a driveway, walkway, access, or drainage facilities adjacent to any land that is not zoned R-10, R-9,
421 R-7.5, R-7, or R-MF; provided that the city manager or designee has reviewed and approved a site
422 plan which shall comply with the following requirements:

423 (1) The property to be utilized for off-street parking shall be immediately contiguous to the
424 ~~commercial~~ nonresidential use it is intended to serve, which use shall be located ~~and~~ wholly
425 within a ~~commercial~~ nonresidential, Planned Development (PD), or multi-family residential
426 zoning district ~~(which for the purpose of this section shall include a C-O Commercial~~
427 ~~Office zoning district)~~, and shall be a permitted use within said zoning district. The
428 off-street parking facility shall not extend further than one hundred (100) feet as measured
429 along the street on which it fronts, exclusive of footage utilized for landscaping and
430 screening purposes, from the ~~commercial~~ nonresidential, planned development, or
431 multi-family residential zoning district, nor beyond an intervening public street
432 right-of-way. No such parking facility shall be permitted which, by its establishment, will
433 leave additional land or property in nonconformance or further nonconformance with the
434 provisions of the zoning district in which it is located; ~~(Ord. No. 943, 7-15-1997)~~

435 (2) Property utilized for off-street parking facilities serving the business or professional use
436 within the adjacent ~~commercial~~ nonresidential, planned development, or multi-family
437 residential zoning district shall not itself be used for any other business purpose and no
438 outside storage of any type shall be permitted on said property;

439 (3) No improvements shall be placed on said property other than paving or an approved
440 access, surfacing for parking purposes, drainage facilities, ~~and~~ appropriate landscaping and
441 buffering improvements and access and parking lot lighting;

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- 442 (4) No vehicle other than passenger cars; or ~~pickup trucks of three-quarter-ton capacity or less~~
443 shall be permitted to park on said property and no overnight storage of vehicles shall be
444 permitted;
- 445 (5) All access driveways and parking areas shall be of an approved surface;
- 446 (6) Vehicle ingress and egress to the parking area and any associated drainage facilities shall be
447 through the related property within the ~~commercial-nonresidential, planned development,~~
448 or multi-family residential zoning district;
- 449 (7) The off-street parking area and any associated drainage facilities shall be fully screened at
450 its boundary from all adjacent lines abutting property used for residential purposes in a
451 single or multi-family residential zoning district, by a solid buffer or landscaped buffer,
452 except that this provision shall not apply to a boundary line immediately adjoining an area
453 utilized for off-street parking in accordance with this division. Land between the building
454 line and the property line bordering the street right-of-way shall be landscaped and
455 continuously and properly maintained with an adequate, functional, automatic sprinkler
456 system. The proposed solid buffer or landscape buffer shall be subject to review and
457 approval in accordance with site specific procedures. In addition to the other criteria, city
458 council or the city manager or his designee shall consider compatibility of the proposed
459 buffer with the development for which buffer is required and the surrounding area;
- 460 (8) Any lights used to illuminate such off-street parking areas shall face directly toward the
461 business and away from adjoining single and multi-family residential zoning district
462 property;
- 463 (9) No signs above six (6) feet shall be erected within any such area.
- 464 (Code 2001, § 25.760.11; Ord. No. 420, 4-8-1981; Ord. No. 618, 6-2-1987; Ord. No. 734, 5-1-1990;
465 Ord. No. 943, 7-15-1997; Ord. No. 1197, 1-17-2007)

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468 **DIVISION 14. OFF-STREET PARKING AND LOADING FACILITIES, ROADWAYS**
469 **AND DRIVE-UP FACILITIES**

470
471 **Sec. 12-957. - Design and construction standards for parking lots.**

- 472 (a) General. ~~Except in single or dual family residential uses on individually platted lots,~~ This
473 section shall establish the minimum requirements for off-street vehicular parking facilities,

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474 including, but not limited to, those for automobiles, trucks, boats or heavy construction
475 equipment, self-propelled or not, and for all other property which is used primarily for vehicles
476 to traverse as a function of the primary use (hereinafter referred to as "other vehicular uses"),
477 including, but not limited to, "drive-thru" facilities. This shall apply to all uses and properties,
478 with some exceptions for single-family residential homes.

479 (b) Off-street parking standards.

480 (1) ~~Off-street parking.~~ All off-street parking areas shall conform to the following requirements:

481 a. They shall be surfaced so as to provide a durable, stabilized and dustless surface.

482 b. They shall be graded and designed to dispose of surface water.

483 c. They shall be subject to city inspection and design approval.

484 d. No off-street parking area shall be placed in a dedicated or official right-of-way.

485 e. Off-street parking areas ~~in excess of five (5) spaces under common ownership~~ shall
486 have individual spaces marked, except for single-family residences.

487 f. Off-street parking areas shall be designed with wheel stops, guards or similar devices
488 properly anchored or secured to prevent vehicles from overhanging into public
489 rights-of-way, sidewalks or planting areas, except for single-family residences.

490 g. All off-street parking areas shall be used for vehicular parking only and not for sales,
491 dead storage, repair work, dismantling or servicing of any kind, unless otherwise
492 permitted by this Code. The required off-street parking areas in the various districts
493 shall be in addition to the loading spaces normally required for the business or office
494 served.

495 h. Unless otherwise provided by ordinance, off-street vehicular parking shall be provided
496 on the same lot or premises, with the residence, multi-family residential use, business
497 or office to which it is appurtenant.

498 i. In no case will extension of the vehicle, when parked, be permitted to overhang into
499 the sidewalk.

500 (2) Standard parking space dimensions. Each standard off-street parking space, ~~except for~~
501 ~~compact vehicles and use by persons with disabilities,~~ shall have a minimum width of nine
502 (9) feet and a minimum length of eighteen (18) feet.

503 (3) Spaces for persons with disabilities. Parking spaces for persons with disabilities shall be
504 provided in accordance with the standards and requirements of the Florida Accessibility
505 Code for Building Construction. (Ord. No. 1007, 11-2-1999)

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- 506 (4) Compacts parking space.
- 507 a. Space dimensions. Where compact car spaces are permitted, they shall be a minimum
- 508 width of eight (8) feet and a minimum length of sixteen (16) feet.
- 509 b. Standard-compact ratio. In any parking area of ten (10) or more spaces under
- 510 common ownership, the percentage of compact car spaces shall not exceed twenty
- 511 (20) percent of the required number of spaces, except in the Planned Research Office
- 512 Facilities (PROF) zoning district, which allows up to forty (40) percent.
- 513 c. Compacts defined. For the purpose of this section, compact car shall mean an
- 514 automobile which has a width of seventy-two (72) inches and a length of one hundred
- 515 eighty-six (186) inches or less. Said compact car spaces shall be clearly designated for
- 516 "compact cars only;" with signs or painted lettering in each compact parking space.
- 517 d. Compact space design. The placement of compact car spaces within a parking area
- 518 shall be designed in accordance with city parking design standards. ~~In no case will~~
- 519 ~~extension of the vehicle be permitted over the sidewalk.~~
- 520 (5) Minimum required off-street parking spaces (listed alphabetically). ~~required.~~ The
- 521 ~~minimum off-street parking requirements are as follows:~~
- 522 a. ~~Bowling alleys. Five (5) parking spaces for each alley, plus one additional space for each~~
- 523 ~~two (2) employees;~~
- 524 b. ~~Business, professional, financial and governmental offices. One parking space for each four~~
- 525 ~~hundred (400) square feet of floor space; (Ord. No. 1104, 12-2-2003)~~
- 526 c. ~~Churches. One parking space for each four (4) seats in the auditorium or chapel area,~~
- 527 ~~not including Sunday school classrooms;~~
- 528 d. ~~Dwellings, single family. Two (2) parking spaces for each dwelling unit; plus one-half (1/2)~~
- 529 ~~space for each bedroom in excess of two (2), rounding up for the total number of~~
- 530 ~~spaces. On individually platted lots, all on-site parking shall be on a city approved~~
- 531 ~~impermeable or semi-impermeable surface;~~
- 532 e. ~~Dwellings, multifamily. Two (2) parking spaces for each dwelling unit; plus one additional~~
- 533 ~~parking space for each three-bedroom unit that exceeds thirty (30) percent of the total~~
- 534 ~~number of dwelling units. Four (4) parking spaces for each four-bedroom dwelling~~
- 535 ~~unit; (Ord. No. 1007, 11-2-1999)~~
- 536 f. ~~Townhouses. Space for the parking of one automobile shall be provided upon the lot of~~
- 537 ~~each townhouse dwelling;~~

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- 538 ~~g. Elementary schools, public, private or parochial. One parking space for each classroom, plus~~
539 ~~one half (1/2) of the additional parking spaces for rooms used for public assembly as~~
540 ~~otherwise required by this section;~~
- 541 ~~h. Funeral home or undertaking establishment. One parking space for each four (4) seats in~~
542 ~~public rooms, plus one additional space for each two (2) employees;~~
- 543 ~~i. Junior and senior high schools and colleges, public, private or parochial. One parking space for~~
544 ~~each classroom plus one parking space for each ten (10) students, or one half (1/2) of~~
545 ~~the additional parking for rooms used for public assembly as otherwise required by~~
546 ~~this section, whichever may be greater;~~
- 547 ~~j. Medical, dental, chiropractic, etc., clinics (separate buildings). Four (4) parking spaces for each~~
548 ~~doctor;~~
- 549 ~~k. Service stations. Service stations with bays for wheel alignment, tire service, wash racks,~~
550 ~~or similar vehicular services shall provide one parking space for each with one half (1/2)~~
551 ~~the same requirement for bay areas;~~
- 552 ~~l. Motels. One parking space for each guest room or rental unit, plus one additional space~~
553 ~~for each two (2) employees;~~
- 554 ~~m. Places of public assembly, including assembly halls, exhibition halls, convention halls, billiard halls,~~
555 ~~dance halls, skating rinks, sports arenas, community centers, libraries and museums. One parking~~
556 ~~space for each five (5) seats, or one parking space for each two hundred (200) feet of~~
557 ~~gross floor area, whichever may be greater;~~
- 558 ~~n. Restaurants and/or lounges. One parking space for each four (4) seats in the rooms for~~
559 ~~customer service, plus one additional space for each two (2) employees;~~
- 560 ~~o. Retail stores, personal service shops, household repair or equipment shops, interior decoration shops.~~
561 ~~One parking space for each three hundred (300) square feet of floor space;~~
- 562 ~~p. Industrial uses. One space per one thousand (1,000) gross square feet or one space per~~
563 ~~employee, whichever is greater, and one parking space per semi-tractor trailer or other~~
564 ~~delivery vehicle, unless such parking is provided at each loading bay;~~
- 565 ~~q. Uses not specifically mentioned. The requirements for off-street parking for any uses not~~
566 ~~specifically mentioned in this section shall be the same as provided in this section for~~
567 ~~the use most similar to the one sought.~~

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<u>Use^{2,4}</u>	<u>Minimum required off-street parking</u>
<u>Bowling alleys</u>	<u>4 per lane and 1 per employee¹</u>
<u>Daycare/Childcare center</u>	<u>3 per 1,000 sq ft and 1 per employee¹</u>
<u>Dwelling: Single family, condominium, or townhome</u>	<u>2 per unit (≤ 3 bedrooms), 5 per unit (4-6 bedrooms), and 1 per bedroom (≥ 7 bedrooms)³</u>
<u>Dwelling: Multi-Family and student housing</u>	<u>1 per 1 bedroom unit; 2 per 2 bedroom unit, 2.25 per 3 bedroom unit, and 2.75 per 4+ bedroom unit</u>
<u>Funeral home or undertaking establishment</u>	<u>1 per 4 seats and 1 per employee¹</u>
<u>Gas station</u>	<u>1 per fuel dispenser/nozzle</u>
<u>Hospital and free standing emergency room</u>	<u>1.25 per bed and 1 per employee¹</u>
<u>Hotels/Motels</u>	<u>1 per guest room and 0.5 per employee</u>
<u>Industrial uses</u>	<u>1 per 1,000 sq ft or 1 per employee¹, whichever is greater, and 1 per semi-tractor trailer or other delivery vehicle, unless such parking is provide at each loading bay</u>
<u>Offices: Business, professional, financial, or government</u>	<u>2.25 per 1,000 sq ft</u>
<u>Offices: Medical, dental, doctor, health clinic</u>	<u>4 per doctor or 1 per 300 sq ft, whichever is greater</u>
<u>Places of public assembly (Assembly, exhibition, convention, billiard, dance halls; skating rinks, sports arenas, community and recreation centers, libraries, and museums)</u>	<u>1 per 5 seats or 1 per 200 sq ft, whichever is greater</u>
<u>Religious institutions: Church, synagogue, mosque, etc.</u>	<u>1 per 4 seats in auditorium or chapel area</u>
<u>Residential and related health care facilities:</u>	
<u>- Adult day care center</u>	<u>3 per 1,000 sq ft and 1 per employee¹</u>
<u>- Adult family care home</u>	<u>2 per facility/home and 1 per employee¹</u>
<u>- Assisted living facility (ALF)</u>	<u>1 per employee¹, 1 per facility vehicle, and 0.35 per bed</u>
<u>- Community residential home (CRH)</u>	<u>2 per facility/home and 1 per employee¹</u>
<u>- Foster care facility or home</u>	<u>2 per facility/home</u>
<u>- Group home</u>	<u>1 per bed and 1 per employee¹</u>
<u>- Nursing home facility or home</u>	<u>1 per employee¹ and 0.35 per bed</u>
<u>- Transitional living facility</u>	<u>1 per unit and 1 per employee¹</u>
<u>Restaurants, lounges, or bars.</u>	<u>1 per 4 seats in rooms for customer service (indoor and outdoor seating) and one-half (0.5) per employee¹</u>
<u>Retail stores, personal services, or repair shops (other than vehicles)</u>	<u>3 per 1,000 sq ft</u>
<u>Schools, colleges, or universities: Public, private, or parochial</u>	<u>1 per classroom, One-half (0.5) per room used for public assembly, 1 per employee¹, and</u>

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	<u>0.1 per student</u>
<u>Service stations or vehicle repair shop</u>	<u>Parking in each bay and 2 per vehicle repair bay</u>

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NOTES:

- ¹ The number of employee parking space requirements will be based on the shift with the maximum number of employees working at one time.
 - ² Uses not specifically mentioned. The requirements for off-street parking for any uses not specifically mentioned in this section shall be the same as provided in this section for the use most similar to the one sought.
 - ³ Number of off-street parking spaces calculated based on the following methodology:
 - a. Carports or garages: 1-car = 1 space, 2-car = 2 spaces, etc.
 - b. Driveways (excluding sidewalks and portion of driveway within right-of-way): 1 vehicle per standard parking space (9 feet by 18 feet).
 - ⁴ If there are multiple uses, off-street parking shall be calculated for each use to determine the total required parking.
- (6) Parking stall and aisle dimensions. Parking stall and aisle dimensions shall conform to the following "minimum parking dimensions."
- a. Regular car off-street parking stall layout:

Dimension	Diagram	0	45	60	75	90
Stall width, parallel to aisle	A	9.0	12.7	10.4	9.3	9.0
Stall length of line	B	24.0	24.5	21.4	19.5	18.0
Stall depth to wall	C	9.0	17.0	18.5	19.0	18.0
Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	9.0	14.8	17.0	18.3	18.0
Module, wall to interlock	F	30.0	43.8	51.5	59.3	60.0
Module, interlocking	G	30.0	41.6	50.0	58.6	60.0
Module, interlocking to curb face	H	30.0	41.8	49.4	56.9	58.0
Bumper overhang (typical)	I	0.0	1.5	1.8	2.0	2.0
Offset	J	—	6.3	2.7	0.5	0.0
Setback	K	24.0	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	—	24.0	24.0	24.0	24.0	24.0

584 *See MINIMUM PARKING DIMENSIONS diagram.

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b. Compact car parking stall layout:

Dimension	Diagram	0	45	60	75	90
Stall width, parallel to aisle	A	8.0	11.3	9.2	8.3	8.0
Stall length of line	B	22.0	24.0	20.5	18.2	16.0
Stall depth to wall	C	8.0	17.0	17.8	17.6	16.0
Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	8.0	11.7	14.3	16.0	16.0
Module, wall to interlock	F	28.0	43.2	48.1	53.3	56.0
Module, interlocking	G	28.0	43.2	48.1	53.3	56.0
Module, interlocking to curb face	H	28.0	43.2	48.1	53.3	56.0
Bumper overhang (typical)	I	0.0	1.5	1.8	2.0	2.0
Offset	J	0.0	5.7	2.3	0.6	0.0
Setback	K	22.0	11.3	8.0	4.1	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	—	24.0	24.0	24.0	24.0	24.0

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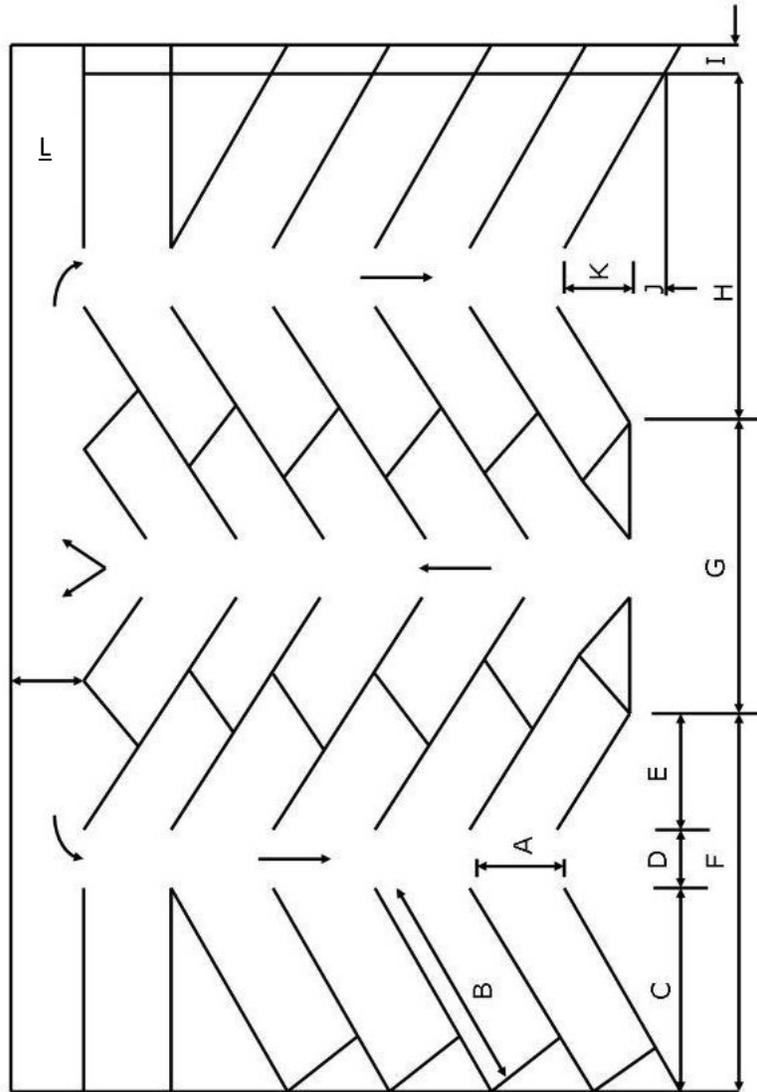
*See MINIMUM PARKING DIMENSIONS diagram.

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MINIMUM PARKING DIMENSIONS



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(7) Bicycle parking. Bicycle parking shall be required for all uses, excluding single-family residential ~~lots.~~ ~~In residential developments, bicycle parking will be required for all on-site common use recreation areas.~~ ~~The location, type, and quality of bicycle racks or lockers shall be determined by the city engineer.~~ at a minimum of 10% of the total number of required parking spaces or residential units (rounded up), whichever is greater. Bicycle racks and design details shall be shown on the final site plan and shall be centrally located as follows:

- a. By clubhouses, community centers, recreation or common area(s), and/or entrances of single or multiple family residential buildings.

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599 b. By the building entrance(s) or common areas of all nonresidential
600 development, with bicycle racks provided at each building if there are
601 multiple buildings.

602 (8) On-Street parking. On-street parking may be allowed only on privately owned
603 right-of-way and shown on a final site plan and/or plat for development applications that
604 are allowed to be reviewed and approved administratively by the city manager or designee
605 and other development applications reviewed and approved by city council, in accordance
606 with this Code.

607 (Code 2001, § 25.760.7; Ord. No. 1007, 11-2-1999; Ord. No. 1104, 12-2-2003)

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610 DIVISION 17. LANDSCAPING AND BUFFERING

611

612 **Sec. 12-1043. Plant material and design.**

613 (b) *Quality.* Plant materials used in conformance with the provisions of this division shall
614 conform to the standards for Florida No. 1, or better, as given in Grades and Standards
615 for Nursery Plants, ~~Part I, 1963 and Part II 2015, as amended~~, Florida Department of
616 Agriculture, or equal thereto as approved by the city manager or designee.