

ORDINANCE NO. 15-02

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, PERTAINING TO TRASH DUMPSTERS; AMENDING SECTION 90-108 OF THE "CODE OF THE TOWN OF REDINGTON SHORES, FLORIDA", PERTAINING TO PARKING REGULATIONS AND REQUIREMENTS; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE "CODE OF THE TOWN OF REDINGTON SHORES, FLORIDA"; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF REDINGTON SHORES, FLORIDA:

SECTION 1. That Section 90-108 of the Code of the Town of Redington Shores, Florida, is hereby amended as follows:

Sec. 90-108. - Parking regulations and requirements.

All off-street parking and loading shall conform to the following requirements:

A. Locations. Off-street parking or loading lots may be developed in any required side, front or rear yard other than waterfront yards. Parking garages shall conform to the minimum yard requirements for principal buildings of the district in which they are located. Required parking may be off the site of the principal structure and separated from the site of the principal structure by up to 1,000 feet; however, in no cases shall required off-site parking be separated from the principal structure by Gulf Boulevard.

B. Lot surfaces/drainage. Parking lots designed for 20 or more vehicles shall be designed for storm runoff pollution control. Appropriate pollution control facilities may include pervious bituminous concrete surfaces and on-site retention of stormwater. Performance criteria shall be included in the site plan application.

C. Dimensions. Each parking space shall measure a minimum of ten feet wide and 20 feet deep, exclusive of maneuver space. The marking of parking spaces is required in lots designed for more than four vehicles. The developer, at his or her option, may increase the number of parking spaces by designating and marking up to 25 percent of the required spaces for smaller vehicles. Spaces for smaller vehicles shall measure a minimum of nine feet wide and 20 feet deep, exclusive of maneuver space. Total required space for parking will, however, be based on the ten-foot-by-twenty-foot dimension plus maneuver space for normal vehicles for the required number of spaces.

D. Vehicular access. Vehicular access to street, pedestrian areas and landscaped areas shall be restricted and controlled by curbs or concrete bumpers. Unrestricted access to streets shall not exceed 25 feet per access point.

E. Illumination. Lots shall be adequately illuminated if designed for use by more than four vehicles after dark.

F. Egress. Excluding single-family and duplex residences, all off-street parking areas shall be designed so that no vehicle is required to back into a public or private street or through drive to obtain egress. For the purposes of this provision, drives or aisles serving more than 25 vehicles and which are not internal to a parking bay but serve one or more parking bays are considered to be through drives.

G. Landscaping. Eight percent of the area of parking lots shall be devoted to landscaping encompassing trees and shrubs and a mechanical irrigation system. Landscaping arrangement shall contribute both to buffering between adjacent properties and to effective traffic control for safety.

H. Loading areas. Loading areas shall comprise one space for every commercial or multiple-residence building of 5,000 square feet or more, plus one additional space for each additional 25,000 square feet of gross building space. Each loading space shall be at least 400 square feet in area.

I. Residential zone restriction. A garage designed for more than three vehicles is not permitted as an accessory use for a single-family dwelling.

J. Off-street parking areas.

(1) The schedule of off-street parking shall be as follows:

| Use | Required Spaces |
|--|--|
| Business and professional offices, retail | 1 for each 200 square feet of floor area used for transacting business |
| Churches, auditoriums and places of assembly | 1 for each 3 seats |
| Funeral homes | 1 for each 100 square feet of parlor space |
| Hospitals and guest houses | 1 for each 2 patients, or rooms for rent |
| Hotels and motels | 1 for each sleeping room, plus 1 for every 3 units or fraction thereof |

| Use | Required Spaces |
|----------------------------------|---|
| Medical or dental offices | 8 for each doctor |
| Residential dwellings | 2 per dwelling unit |
| Restaurants, taverns, nightclubs | 1 for each 4 seats, plus 1 for every 3 employees, but in no event less than 1 for each 50 square feet devoted to patron use, plus 1 for each 400 square feet of other space |
| Social halls, clubs and lodges | 1 for each 200 square feet of floor area |

(2) For combined permitted uses located in a single enterprise, required parking shall be calculated separately. However, if under the site plan review procedures described in section 90-110 it can be demonstrated that separate calculation will result in more parking than is necessary because of shared clientele or because of nonoverlapping hours of use, the requirements may be adjusted accordingly.

K. Gulf Boulevard Overlay District (GBOD) parking standards. To fully implement the urban design guideline for the identified GBOD contained within this chapter, the following parking standards are provided for use within the district limits where appropriate.

(1) General conditions. Parking lots shall not dominate the primary facade, interrupt key pedestrian routes, or otherwise negatively impact Gulf Boulevard. The Building Official shall review and make recommends to the Planning and Zoning Board during site plan review process.

(2) Location.

(a) Vehicular parking areas should be located at the rear of buildings or within the interior of blocks. However, vehicular parking areas may be approved by the town in side yard areas fronting right-of-way where needed.

(b) When located alongside a building, the vehicular parking areas shall not occupy more than one-third of the entire lot or block frontage, whichever is smaller.

(c) Multifamily residential parking shall not directly face onto Gulf Boulevard.

(d) All single-family residential shall utilize alley access where possible.

(e) On-street parking is preferred and shall be provided wherever possible. Use of on-street parking shall credit up to ten percent towards the total on-site parking requirements.

(f) Within designated areas of Gulf Boulevard, parallel parking shall be acceptable if coordinated and approved by the Florida Department of Transportation.

(g) Within all other areas, on-street parking is allowed except where expressly prohibited.

(3) Landscaping. All landscaping shall meet or exceed provisions within this chapter. Additionally:

(a) All parking areas will be screened from public rights-of-way by landscape plantings and/or masonry walls.

(b) Screening shall be a minimum of three feet in height at time of installation and be designed to accommodate either FDOT or town safe visibility criteria at access points.

(4) Shared parking.

(a) All nonresidential uses within the GBOD can meet their parking requirements through the use of designated on-street parking (in front of the individual use) or designated spaces located within accessible public lots.

(b) All designated spaces must be located in lots or on-street within a reasonable walking distance approved by the building official from 400 feet of the primary entrance of the use.

(c) Other uses may also meet their requirements through the use of a valet service that has access to off-site parking spaces (public and private) sufficient to accommodate the need of the combined uses, based upon town approval.

(d) All residential uses must accommodate required parking on-site. However, for upper-story residential apartments located within mixed-use buildings, parking requirements may be met with designated spaces in adjacent shared parking lots.

(e) The joint use of shared off-street parking spaces must be designated by agreement between the users and the owner. The applicant shall submit a detailed traffic report prepared by a professional engineer using the Institute of Traffic Engineers (ITE) latest edition for trip generation and shared parking use. The report will identify the specific uses, hours of operation and stipulations acceptable to the town.

(5) Trash dumpsters.

(a) All trash dumpsters shall be stored and screened from the Gulf Boulevard right-of-way and adjacent residential uses.

(b) Trash dumpsters shall be located in an accessible service area and enclosed within an opaque fence/wall with gates, which gates shall remain closed at all times when not in use.

SECTION 2. In all other respects, the provisions of Section 90-108 of the "Code of the Town of Redington Shores" not hereby amended or modified, shall remain in full force and effect.

SECTION 3. It is the intention of the Town Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the "Code of the Town of Redington Shores" and the publisher of the Code of Ordinances may renumber, reclassify or otherwise insert this Ordinance in an appropriate place to accomplish such intention.

SECTION 4. This Ordinance shall take effect immediately upon its final passage.

FIRST READING on the 14th day of October, 2015.

SECOND READING on the 12th day of November, 2015.

PUBLIC HEARING on the 12th day of November, 2015.

PUBLISHED in the Tampa Bay Times on the 6th day of November, 2015.

MAYOR/COMMISSIONER

ATTEST:

Town Clerk