

use and for the exclusive use of the members, tenants, and/or guests of the facility.

- c. Any owner or operator of an establishment approved under this Subsection to sell any alcoholic beverages for consumption on premises shall upon written demand of the Zoning Director, make or cause to be made under oath a statement itemizing what percentage of his gross receipts are from the sale of alcoholic beverages.

8.12 Off-Street Vehicular Facilities - Parking and Loading. Wherever in any zoning district off-street facilities are provided for the parking or display of any and all types of vehicles, boats or heavy construction equipment, whether such vehicles, boats or equipment are self-propelled or not, and all land upon which vehicles traverse the property as a function of the primary use (including "drive-in" facilities) hereinafter referred to as "other vehicular uses", such off-street facilities and land shall conform to the minimum requirements of this Zoning Ordinance.

- a. Intent: It is the intent of this Zoning Ordinance that the public health, safety, comfort, order, appearance, convenience, morals, interest, and general welfare require that every building and use erected or instituted after the effective date of this Zoning Ordinance shall be provided with adequate off-street parking facilities for the use of occupants, employees, visitors, customers, or patrons. It is also the intent of this Zoning Ordinance that certain uses must provide adequate off-street loading facilities. Such off-street parking and off-street loading facilities shall be maintained and continued so long as the use continues. (For definitions of "parking space, off-street" and "loading space, off-street", see Section 20.)

- b. General: Off-street parking and off-street loading facilities shall be provided as set out in this Zoning Ordinance. Conforming buildings and uses existing as of the effective date of this Zoning Ordinance may be modernized, altered, or repaired without providing additional off-street parking or off-street loading facilities, providing there is no increase in floor area or capacity or change in use which would require additional off-street parking.

- 1) Where a conforming building or use existed as of the effective date of this Zoning Ordinance and such building or use is enlarged in floor area, volume, capacity, or space occupied, off-street parking and off-street loading as specified in this Zoning Ordinance shall be provided for the additional floor area, volume, capacity, or space so created or used.
- 2) Where a use and building existed at the effective date of this Zoning Ordinance and the use is changed after the effective date of this ordinance and where this ordinance requires such later and changed use to have greater required off-street parking, then additional off-street parking shall be provided for the later and changed use to the extent of the difference between the later use and the prior use and as though both uses had been subject to this Ordinance.
- 3) Central Business District: Unless otherwise provided, areas designated as the Central Business District of a community shall not be required to meet the requirements for off-street parking and loading herein. Such Central Business Districts may be designated on a map or such other documents and materials as are necessary and adopted by the County Commission upon recommendation of the Planning Commission for the purpose of exempting such area from off-street parking and loading regulations.

c. Off-Street Vehicular Facilities: Identification, Surfacing, Drainage, Lighting, Access, Etc. Off-street parking facilities and other vehicular facilities both required and provided, shall:

- 1) Be identified as to purpose and location when not clearly evident.
- 2) Be surfaced with asphalt, bituminous, concrete or dust-less material and maintained in smooth, well graded condition (driveways, access aisles, and parking spaces for houses of worship and public and private schools offering academic courses may be surfaced with grass or lawn). Upon approval of the Zoning Director, a suitable material (limerock excluded) with a suitable stabilized

- subgrade may be substituted for the above materials.
This Paragraph does not apply to single-family dwellings.
- 3) Be drained and sloped so as not to cause any nuisance to adjacent property or to public property or rights-of-way.
 - 4) Be so lighted, if lighted, as to shield streets and all adjacent properties from direct glare, excessive light, and hazardous interference with automotive and pedestrian traffic.
 - 5) Be arranged for convenient and safe access of pedestrians and vehicles.
 - 6) Be arranged so that no vehicle shall be forced onto any street to gain access from one aisle to another aisle.
 - 7) Whenever the number of off-street parking spaces required by this Ordinance is five (5) or more, all spaces shall be marked with paint or other suitable pavement marking material. The striping requirement may be excluded in residential districts subject to approval of the Zoning Director.
 - 8) Be constructed so that interior portions of off-street vehicular facilities not utilized specifically as a parking space or maneuvering or other vehicular use area shall not be paved but shall be landscaped in accordance with this Section.
 - 9) Off-street parking areas shall be designed so as not to create dead-end aisles, unless waived by the Zoning Director. Aisles designed for one-way traffic flow shall have painted arrows not less than four (4) feet in length at each end of the aisle indicating the direction of travel.
 - 10) Whenever any part of an off-street parking area is re-designed, those pavement markings which no longer apply shall be completely obliterated.

d. Off-Street Parking: Location.

- 1) The required off-street parking facilities shall be located on the same lot or parcel they serve or may be located on a contiguous lot in the same ownership and not separated by a street, with the permitted use of the contiguous lot permitting the same use as the lot on which the principal structure is located.

- 2) Each off-street parking space must be directly accessible from a street, alley, or other public right-of-way. Except for single and two family dwellings, all off-street parking facilities must be so arranged that no automobile shall have to back onto any street.
- 3) The required off-street parking facilities shall normally be located on the same lot or parcel of land as the building or use it is intended to serve. However, the Zoning Director, after a review of a Development Plan submitted in accordance with Section 10.5 may allow the establishment of the required off-street parking facilities within six hundred (600) feet of the building or use it is intended to serve when practical difficulties prevent the placing of the required off-street parking facilities on the same lot as the building or use it is intended to serve providing:
 - (a) The Zoning Director may impose such regulations or conditions upon approval as he may deem appropriate for the protection of the health, safety, and well-being of the citizens of Collier County which may include, but shall not be limited to, pedestrian ground level and overhead walkways, traffic signals, traffic control devices, and directional signs, controlled ingress and egress, fences, walls, and vegetative screens as determined appropriate.
 - (b) The owner of the land upon which such required off-street parking facilities are located shall enter into a written agreement with the County, to be filed with the Clerk of the Circuit Court, with enforcement running to the County providing that the land comprising the required off-street parking facilities shall never be encroached upon, used, sold, leased or conveyed for any purpose except in conjunction with the building or use which the required off-street parking facilities serves so long as the off-street parking facilities are required.

(c) The owner of the land upon which such required off-street parking facilities are located agrees to bear the expense of recording the agreement, which shall bind his heirs, successors, and assigns.

(d) The written agreement shall be voided by Collier County if other required off-street parking facilities are provided in accordance with the requirements of this Ordinance.

e. Off-Street Parking: Dimensional Standards. Each parking space shall be a minimum of nine (9) feet by eighteen (18) feet in size. Minimum aisle width shall be as follows:

<u>Angle of Parking</u>	<u>Aisle Width One Way</u>	<u>Aisle Width Two Way</u>
Parallel	12 feet	20 feet
30°	12 feet	22 feet
45°	12 feet	22 feet
60°	18 feet	24 feet
90°	22 feet	24 feet

8.13 Off-Street Parking: Plans Required. A plan shall be submitted with every application for a building permit for any building or use that is required to provide off-street parking. The plan shall include, but not be limited to the following information:

- a. Vehicular entry and exit drives.
- b. On-site vehicular circulation patterns, required parking and loading spaces.
- c. Accessways for emergency and service vehicles if separate from a. above.
- d. Location of buffers and landscaping areas as required by Section 8.30 and 37 of this Ordinance.
- e. Off-site improvements necessitated by the traffic of the proposed project such as storage lanes, median cuts, signalization, sidewalks, etc.

The Zoning Director may require a traffic impact statement where the proposed project may:

- 1) Generate a volume of traffic greater than that normally generated by the other permitted uses of the same zoning district; or,
- 2) Require the creation of new curb cuts or median cuts to safely handle the traffic generated by the proposed project; or,

3) Require signalization, storage lanes or other similar traffic safety devices to safely and adequately handle the traffic generated by the proposed project.

f. Fire lanes in accordance with the Collier County Code of Laws and Ordinances.

8.14 Off-Street Parking: Mixed Uses. Where several types of uses are to be located in a single building, or where several types of uses are to be located in two (2) or more structures on a site under single ownership or management, the computation of required off-street parking spaces shall be the total of the several uses computed separately.

No part of an off-street parking area required for any building or use shall be included as a part of an off-street parking area similarly required for another building or use unless the Zoning Director finds that the type of use indicates that the period of usage will not overlap or be concurrent with each other.

8.15 Off-Street Parking: Uses Not Specifically Mentioned. Requirements for off-street parking for uses not specifically mentioned in this ordinance shall be the same as for the use most similar to the one sought, it being the intent of this Zoning Ordinance to require all uses to provide off-street parking, unless specific provision is made to the contrary.

8.16 Off-Street Parking: Fractional Measurements. When units of measurements determining number of required off-street parking spaces result in a requirement of a fractional space, then such fraction equal or greater than one-half (1/2) shall require a full offstreet parking space.

8.17 Off-Street Parking: Measurement. Where this Zoning Ordinance requires off-street parking based on various types of measurements, the following rules shall apply:

- a. Floor area means, for the purposes of this subsection only, the gross floor area inside the exterior walls, unless otherwise specifically indicated.
- b. In hospitals, bassinets do not count as beds.
- c. In stadiums, sports arenas, houses of worship, and other places of public assembly where occupants utilize benches, pews, or other similar seating arrangements, each twenty-four

(24) lineal inches of such seating facilities count as one seat.

- d. Requirements based on number of employees or persons employed or working in an establishment must be clearly marked and reserved for the use of such employees or workers. When the number of employees increases after the building or structure is occupied, then the amount of off-street parking provided must be increased in ratio to the increase of the number of employees.

8.18 Off-Street Parking: Minimum Requirement: Irrespective of any other requirement of this Zoning Ordinance, each and every separate individual store, office, or other business shall be provided with at least one off-street parking space, unless specific provision is made to the contrary.

8.19 Off-Street Parking: Encroachment Prohibited. Required off-street parking shall be located so that no automotive vehicle when parked shall have any portion of such vehicle overhanging or encroaching on public right-of-way or the property of another. If necessary, wheel stops or barriers may be required in order to enforce this provision.

8.20 Off-Street Parking: Required. Required off-street parking according to the requirements of this ordinance shall not be reduced in area or changed to any other use unless the permitted or permissible use that it serves is discontinued or modified, or equivalent required off-street parking is provided meeting the requirements of this Ordinance.

8.21 Off-Street Parking: Reservation. Where in the determination of the Zoning Director, the required number of spaces is excessive for a specific use, the owner or agent may substitute landscaping in lieu of paving provided said areas are reserved for future parking should the County find those spaces are needed, and further provided:

- a. A Development Plan is submitted to and approved in accordance with Section 10.5.
- b. The owner of the land upon which such parking is being reserved shall enter into a written agreement with the County, to be filed with the Clerk of the Circuit Court, with enforcement

running to the County ensuring that the reserved parking area shall never be encroached upon, used, sold, leased or conveyed for any purpose except in conjunction with the building or use which the reserved parking area serves so long as the off-street parking facilities are required.

- c. The owner of the land upon which such reserved parking area is located agrees to bear the expense of recording the agreement which shall bind his heirs, successors or assigns.
- d. The written agreement shall be voided by the County if the reserved parking area is converted to usable parking area or if the reserved parking area is no longer required.

8.22 Off-Street Parking: Non-Conforming. Where the required off-street parking makes a use non-conforming, no major alteration, repair or extension of that use may take place until such time as additional parking is supplied which will make the total use in conformance with these requirements.

8.23 Off-Street Parking: Required Amounts. Off-street parking requirements are as follows:

Agricultural Uses	As for specific uses.
Art Gallery or Museum	One space for each 250 square feet of floor area open to the public.
Bank or Financial Institution	As for professional or business office provided any bank or financial institution providing drive-in facilities must have approval of a Development Plan under Section 10.5.
Barbershops & Beauty Parlors.	Three (3) spaces per chair.
Bowling Alley	Five (5) spaces per 1,000 square feet of gross floor area.
Child Care Center, Day Nursery, Kindergarten	Two (2) spaces for each employee plus adequate provision for loading and unloading children off the street during peak hours.
Coin-Op (Laundry, self-service)	One space for each two (2) washing machines.

Commercial or Membership Raquet Clubs	Three (3) per court plus additional spaces as required for other uses.
Dance, Art, Music Studio	One (1) space for each 300 square feet of gross floor area.
Dry Boat Storage	One (1) space for each eight (8) dry slips or any part thereof. In no case, shall there be less than three (3) spaces for each dry slip storage structure.
Elementary or Middle School	Two (2) spaces for each classroom or office room, plus one space for each 150 square feet of seating area (including aisles) in any auditorium, gymnasium, or cafeteria intended to be used as a place of assembly, but where seating is not permanently fixed. Permanently fixed seating shall be as for stadium, etc. below.
Funeral Home	One space for each two (2) seats in rooms for services or chapel.
Furniture or Carpet Stores	One (1) space for each 500 square feet of gross floor area.
Golf Courses	Four (4) parking spaces for each golf hole. Where restaurants, bars, cocktail lounges and transient accommodations are made an integral part of a golf course enterprise, then 50% of the spaces required for the golf course shall be credited to the parking requirements of such supplemental facilities.
Hospitals	Two (2) spaces per patient bed.
House of Worship	One space for each two (2) seats in chapel or auditorium.
Industrial Activity	One (1) parking space for each 1,000 square feet of the gross floor area in the building up to 10,000 square

feet and then one (1) parking space for each 2,000 square feet of gross floor area thereafter, or one (1) parking space for each two (2) anticipated employees, whichever requires the greater number of parking spaces. If retail sales are conducted in connection with such industrial use, additional off-street parking shall be provided as required by the provisions hereof relating to

such retail uses. The portion of the structure allocated for retail sales shall be used as a basis for determining additional off-street parking to be provided. In no event shall there be fewer than five (5) parking spaces provided per building.

Library, Community Center,
or Recreation Facility
(not otherwise listed)

One (1) space for each 200 square feet of gross floor area, or one (1) space for each three (3) seats, whichever is greater.

Marina

Two (2) spaces for each three (3) boat slips or moorings.

Medical, Dental Office

One (1) space for each doctor, nurse, or employee, plus two (2) spaces for each consultation, practice and/or examining room.

Mobile Home Residences

Two (2) spaces per dwelling unit.

Model Homes,

As determined by the Zoning Director.

Hotel, Hotel

One and one half (1½) spaces per unit for the first one hundred (100) units plus one (1) space for each additional unit thereafter.

New and Used Car Sales

Ten (10) parking spaces, plus one (1) space for each 200 square

Nurses' Home, Convent,
Monastery
Nursing Home, Home for
the Aged, Convalescent
Homes.

Professional or Business
Office

Private Clubs, or
Lodges

Public Buildings (not
otherwise listed)

Public Tennis, Racquetball,
or Handball Courts

Restaurants (Drive-In),
Fast Food Service

Restaurants (other than
Drive-In), Bar, Night
Club

feet of office and principal showroom space, plus one (1) space for each additional 1,000 square feet of repair and maintenance space, none of which may be used for merchandise inventory parking. In no event shall there be less than one (1) space for each 10,000 square feet of gross land area.

One (1) space for each four (4) lodging units.

One space per two (2) beds.

One (1) space per 250 square feet of gross floor area on the first floor level and one (1) space per 300 square feet of gross floor area for each additional floor level.

One (1) space per 100 square feet of gross floor area.

As determined by the Director.

Three (3) spaces per court.

One (1) space per thirty (30) square feet of gross floor area.

Restaurants with drive-thru facilities - subject to Section 10.5)

One space for each two (2) seats in public rooms, whether seating is fixed or moveable or one (1) space per seventy (70) square feet of the gross floor area, whichever is greater.

Retail Shops, Stores,

Department Stores,
and other unlisted
Commercial Uses, but
not including Super-
markets or Shopping
Centers.

Senior High School

Shopping Centers

Single Family Dwellings
Stadium, Sports Arena,
Theatre, or other
place of public assem-
bly other than those
listed elsewhere.

Supermarket

Temporary Parking for
Sports Events,
Religious Events, or
Community Events

Town or Row House

Two Family and Multifamily
Dwellings.

One (1) space per 250 square feet of
gross floor area.

As for elementary and middle
schools except seven (7) spaces for
each classroom or office room.

One (1) space per 175 square feet or
any part thereof of the gross floor
area.

Two (2) spaces per dwelling unit.
One space for each (3) seats, or one
(1) space per forty (40) square feet
of the gross floor area, whichever
is greater.

One (1) space per 125 square feet or
any part thereof of the gross
floor area.

In the case of a church, community,
or other sporting event which opera-
tes on an intermittent or seasonal
basis, the required off-street park-
ing may be provided on a temporary
basis and need not be permanently
designated, paved, drained, or land-
scaped provided use has been ap-
proved and issued by the Director.

Two (2) spaces for each dwelling
unit.

Efficiency and one (1) bedroom dwell-
ing units: Two (2) off-street park-
ing spaces per unit for the first
fifty (50) dwelling units and 1½ off-

street parking spaces for each additional dwelling unit thereafter. Two (2) or more bedroom dwelling units: Two (2) off-street parking spaces per dwelling unit.

Travel Trailer - Campsite

One (1) space per lot or campsite.

Wholesale, Warehouse

There shall be provided three (3)

or Storage Establishment

parking spaces for the first 2,500 square feet of floor area, and one (1) parking space for each additional 1,000 square feet or any part thereof of floor area. In no event shall there be fewer than three (3) spaces provided per use.

8.24 Off-Street Loading: Specifications. Off-street loading facilities are required by this Zoning Ordinance so that vehicles engaged in unloading will not encroach on or interfere with public use of streets and alleys by pedestrians and automotive vehicles and so that adequate space is available for the unloading and loading off the street of goods, materials, or things for delivery and shipping. Off-street loading facilities supplied to meet the needs of one use may not be considered as meeting the needs of another use. Off-street parking facilities may not be used for or counted as meeting off-street loading requirements.

- a. When the use of a structure or land or any part thereof is changed to a use requiring off-street loading facilities, the full amount of off-street loading space required shall be supplied and maintained. When any structure is enlarged or any use extended so that the size of the resulting occupancy requires off-street loading space, the full amount of such space shall be supplied and maintained for the structure or use in its enlarged or extended size.
- b. Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space or off-street parking space. Such loading space shall be accessible from the interior of the building it serves and shall be arranged for convenient

and safe ingress and egress by motor truck and/or trailer combination.

8.25 Off-Street Loading: Plans Required. A plan shall be submitted with every application for a building permit for any use or structure required to provide off-street loading facilities. The plan shall accurately designate the required off-street loading spaces, access thereto, dimensions and clearance.

8.26 Off-Street Loading: Reservation. Areas reserved for required off-street loading in accordance with the requirements of this Ordinance shall not be reduced in area or changed to any other use unless the permitted or permissible use that it serves is discontinued or modified or equivalent required off-street loading is provided in accordance with the requirements of this Ordinance.

8.27 Off-Street Loading: Combined Off-Street Loading. Collective, joint, or combined provisions for off-street loading facilities for two (2) or more buildings or uses may be made, provided that such off-street loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are designed, located, and arranged to be usable thereby.

8.28 Off-Street Loading Requirements. ~~Off-street~~ loading spaces shall be provided and maintained as follows:

- a. Each retail store, warehouse, wholesale establishment, industrial activity, terminal, market, restaurant, funeral home, laundry, dry cleaning establishment, or similar use which has an aggregate floor area of:

<u>Square feet</u>	<u>Square feet</u>	<u>No. of Spaces</u>
5,000 but not over	10,000	1
10,000 but not over	20,000	2
20,000 but not over	50,000	3

Plus one (1) additional off-street loading space for each additional 25,000 square feet over 50,000 square feet or major fraction thereof.

- b. For each multiple family dwelling facility having at least twenty (20) dwelling units but not over fifty (50) dwelling units: one (1) space. For each multiple family dwelling facility having over fifty (50) dwelling units: one (1) space, plus one (1) space for each additional fifty (50) dwelling units, or major fraction thereof.

- c. For each auditorium, convention hall, exhibition hall, museum, hotel or motel, office building, sports arena, stadium, two (2) or more buildings or uses may be permitted, provided that such off-street loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are designed, located, and arranged to be usable thereby; hospitals, sanitariums, welfare institutions, or similar uses which have an aggregate gross floor area of:
- Over 5,000 square feet, but not over 20,000 square feet:
one (1) space; plus for each additional 25,000 square feet (over 20,000 square feet) or major fraction thereof:
one (1) space.
- d. For facilities in Paragraphs a. b. and c. above not of sufficient size to meet the minimums therein set out, each such facility shall provide off-street loading on the property, in accord with Section 8.28 of this Ordinance, to insure that no deliveries or shipment of goods or products will require the use, however temporary, of any public right-of-way or required off-street parking space for the parking of a delivery vehicle.
- e. For any use not specifically mentioned, the requirements for off-street loading facilities for a use which is so mentioned and to which the unmentioned use is similar shall apply.

8.29 Off-street Parking Spaces Required for Disabled Persons.

- a. One (1) space in the immediate vicinity of a building maintained and operated with public funds and intended for use by the public, including, but not limited to, state office buildings, courthouses, rehabilitation centers, and hospitals; except a minimum of three (3) spaces shall be provided at physical restoration rehabilitation centers.
- b. One (1) space for each 300 metered on-street and publicly maintained and operated parking lot spaces.
- c. 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.
- d. Diagonal or perpendicular parking spaces shall be a minimum of twelve (12) feet wide.