

parking spaces may be designated as compact spaces with minimum dimensions of eight feet (8') by sixteen feet (16'). Compact spaces will only be allowed in projects requiring twenty (20') or more parking spaces. The compact spaces shall be clustered in one or more groups of spaces and dispersed throughout the site so that drivers using either compact or full sized spaces have equal access to the most convenient parking locations. Compact spaces shall be designated by signs on every third space, painted "Compact" on each pavement space and double striped to indicate their status. Spaces provided in excess of the required number of spaces may all be compact spaces as long as compact spaces never exceed thirty three (33%) of the total number of spaces provided.

SEC. 2.3.5

OFF-STREET PARKING: SHARED PARKING. For the purposes of this section, shared parking shall be defined as: off-site parking on property that normally is not under the same ownership as the structure or use the parking is designed to serve and consists of joint parking, where parking serves and is credited for land uses on two or more properties, and/or leased parking, where credited parking space is excess to the parking requirements of the lot on which it is located based on Sec. 2.3.14.

2.3.5.1

Application Procedures. An application for shared parking approval may be submitted, and shall be processed in conjunction with a Site Development Plan, pursuant to Div. 3.3. The determination of the request shall be made by the Board of Zoning Appeals, after review and recommendation by the Planning Commission. The procedural requirements set forth in Sec. 2.7.5 of this Code shall be followed in the review and determination of shared parking petitions.

2.3.5.2

Application Contents. The petition for shared parking approval shall include:

1. A Site Development Plan with all necessary attachments, pursuant to Div. 3.3;
2. The Site Development Plan shall also depict: the proposed shared parking facility and its vehicular access drives and parking spaces; pedestrian walkways between the shared parking facility and all buildings or uses they are designed to connect; lighting and landscaping of the shared parking facility; and the alternate parking plan or land reservation plan described in Sec. 2.3.5.6 unless a minimum ten (10) year leased parking agreement is proposed;
3. Notarized documentation demonstrating that the petitioner has permission for all involved property owners to obtain the necessary approvals and describing all buildings or uses that will be receiving credit for the shared parking including normal operating hours for such buildings or uses; and
4. A proposed shared parking agreement between all involved property owners, with notarized signatures, describing the rights and limitations of all property owners and businesses. Such agreement shall bind the heirs, successors and assigns of each such owner.

2.3.5.3

Requirements for Shared Parking. Proposed shared parking facilities shall meet all of the following provisions:

2.3.5.3.1

All parking spaces that are to be shared shall be paved;

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- 2.3.5.3.2** No shared parking space shall be located further than three hundred (300) feet from the buildings or uses they serve unless special circumstances exist including, but not limited to:
1. Where the proposed off-site parking will serve temporary parking for sports events, religious events, or community events as described in Sec. 2.3.14.
 2. Where the proposed off-site parking will serve uses within the Immokalee Central Business District as described in Sec. 2.3.21.4;
 3. Where the proposed off-site parking spaces will only be for valet parking;
 4. Where the proposed off-site parking will serve water-dependent and/or water-related uses; and
 5. Where the proposed off-site parking will only be for employees (limited to a maximum of fifteen (15) percent of the project's total parking requirement).
- 2.3.5.3.3** The shared parking spaces shall not be separated from the buildings or uses they are designed to serve by a roadway designated as a collector or arterial in the Transportation Element of the Growth Management Plan.
- 2.3.5.4** Credit for Joint Parking Spaces. Credit for joint parking spaces shall be limited to the following amounts:
1. Where the request involves a church and another property whose predominant parking demand is between 7:00 A.M. and 6:00 P.M., Monday through Friday, or two (2) other properties, where the business hours of one (1) property do not overlap with the business hours of the other property, the credit for joint parking spaces shall not exceed fifty percent (50%) of the minimum required spaces for the property requiring the least amount of spaces. The credit may be applied all to one property or split between the two properties; or
 2. In all other cases, the credit for joint parking spaces shall not exceed twenty-five percent (25%) of the minimum required spaces for the property requiring the least amount of spaces. The credit may be applied all to one property or split between the two properties.
- 2.3.5.5** Credit for Leased Off-Site Parking Spaces. Credit for leased off-site parking spaces shall be limited in all cases to thirty five percent (35%) of the land use's parking requirement that the parking spaces are proposed to serve.
- 2.3.5.6** Review Criteria for Shared Parking. The Board of Zoning Appeals shall base their determination of the requests for shared parking on the following review criteria:
- 2.3.5.6.1** The proposed shared parking facility, including its ingress and egress, is safe and convenient for motorists and pedestrians;

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- 2.3.5.6.2 The proposed shared parking facility will not adversely impact the character and quality of the neighborhood nor hinder the proper future development of surrounding properties;
- 2.3.5.6.3 The shared parking plan will have environmental, economic or traffic flow benefits for the community;
- 2.3.5.6.4 The shared parking plan will solve parking problems that were not create by the owners or lessees of the subject properties;
- 2.3.5.6.5 Other more viable parking alternatives are not available for the subject properties;
- 2.3.5.6.6 The operating hours, types of land uses, and other applicable factors are conducive for shared parking at the present time and are likely to remain constant;
- 2.3.5.6.7 Approval of the Shared Parking Agreement would be consistent with the Future Land Use Element of the Growth Management Plan;
- 2.3.5.6.8 Where the shared parking plan shows no land reservation or a minimum ten (10) year leased parking agreement, the petitioner has demonstrated that the alternative parking plan is feasible at the present time, and should be feasible in the future;
- 2.3.5.6.9 Failure of the shared parking plan and the alternative parking plan or the minimum ten (10) year leased parking agreement would not have serious implications on the public health, safety and welfare; and
- 2.3.5.6.10 Approval of the petition will not create parking problems for any neighboring property.
- 2.3.5.7 Conditions of Approval for Shared Parking. Where shared parking is approved under Sec. 2.3.5.6, the following provisions shall apply:
- 2.3.5.7.1 The Board of Zoning Appeals may impose requirements or conditions upon approval as appropriate to promote the public health, safety and welfare. These requirements or conditions may include, but shall not be limited to: pedestrian ground level or overhead walkways, traffic signals, traffic control devices, directional signs; signs to designate shared parking spaces, lighting standards, extra landscaping, buffers, screens and limited hours of operation;
- 2.3.5.7.2 The shared parking agreement shall be recorded in the Public Records of Collier County, Florida at the owner's expense. Collier County shall release the parties to the shared parking agreement and from the terms thereof, if other required off-street facilities are provided in accordance with the requirements of this Ordinance; and
- 2.3.5.7.3 The Board of Zoning Appeals shall determine that the minimum ten (10) year leased parking agreement or the alternative parking plan is feasible or the petitioner and/or owner of the shared facility reserves sufficient land areas required to meet future parking needs. A land reservation shall be required for all shared parking approvals except where the shared parking is between a church and another land use or only between existing structures for joint parking or an existing structure for leased parking that have received Certificates of Occupancy. Such land reservation

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may include any number of parking spaces so long as there are sufficient spaces to accommodate the parking needs of both the sharing facility and the facility needing the additional parking. This reservation shall be recorded in the Public Records of Collier County, Florida at the owner's expense. Collier County shall release the parties to the land reservation agreement from the terms thereof, if other required off-street facilities are provided in accordance with the requirements of this Code.

SEC. 2.3.6 OFF-STREET PARKING: USES NOT SPECIFICALLY MENTIONED. Requirements for off-street parking for uses not specifically mentioned in this division shall be the same as for the use most similar to the one sought, it being the intent of this Code to require all uses to provide off-street parking, unless specific provision is made to the contrary.

SEC. 2.3.7 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 off-street parking space.

SEC. 2.3.8 OFF-STREET PARKING: MEASUREMENT. Where this Code requires off-street parking based on various types of measurements, the following rules shall apply:

2.3.8.1 Floor area means, for the purposes of this division only, the gross floor area inside the exterior walls, unless otherwise specifically indicated.

2.3.8.2 In hospitals, bassinets do not count as beds.

2.3.8.3 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.

2.3.8.4 Where the parking requirements are based on number of employees or persons employed or working in an establishment and 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.

SEC. 2.3.9 OFF-STREET PARKING: MINIMUM REQUIREMENT. Irrespective of any other requirement of this Code, each and every separate individual store, office, or other business shall be provided with at least one (1) off-street parking space, unless specific provision is made to the contrary.

SEC. 2.3.10 OFF-STREET PARKING: ENCROACHMENT PROHIBITED. Required offstreet parking shall be located so that no automotive vehicle when parking 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.

SEC. 2.3.11 OFF-STREET PARKING: NOT TO BE REDUCED OR CHANGED. Required off-street parking according to the requirements of this Code 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 Code.

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SEC. 2.3.12 OFF-STREET PARKING: RESERVATION. Where the developer believes that the parking spaces required for a specific project are excessive, that developer may request a variance through the normal variance procedures. If the variance is approved by the Board of Zoning Appeals after review and recommendation by the Planning Commission, the developer shall reserve an area that is sufficient in size to provide this parking, in case the parking is needed in the future. The developer shall provide additional landscaping for trees and shrubs only, and this increased landscaping shall be the same percentage increase over the normal required landscaping that the parking spaces were approved to be reduced by, and further provided:

- 2.3.12.1 A Development Plan is submitted to and approved in accordance with Sec. 3.3.5.
- 2.3.12.2 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.
- 2.3.12.3 The owner of the land upon which such reserved parking area is located agrees to bear the expense of recording the agreement, which agreement shall bind his heirs, successors or assigns.
- 2.3.12.4 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.
- 2.3.12.5 Any other condition(s) that the Board of Zoning Appeals determines appropriate with a recommendation of approval. Such condition(s) may include provisions of escrow money that can be used to develop the parking spaces at a later date, if necessary.

SEC. 2.3.13 [RESERVED].

SEC. 2.3.14 OFF-STREET PARKING AND STACKING: REQUIRED AMOUNTS. Minimum off-street parking space requirements are set forth below. Where stacking is required, the amount listed does not include the first vehicle being serviced (for drive-in windows stacking starts 10 feet behind the middle of the pick-up window) and is computed at 20 feet per vehicle (turns are computed at 22 feet per vehicle measured at the outside of the driveway). Stacking for one lane may be reduced if the reduction is added to the other lane(s).

- Airport (Civil Aviation) One (1) per 600 annual enplaned passengers.
- Airport (General Aviation) One (1) per each aircraft tiedown/storage/Maintenance area.
- Art Gallery or Muscum One (1) per 300 square feet of floor area open to the general public.
- Auto Maintenance Center (Drive-Through) One (1) per 250 square feet. Stacking for five (5) vehicles for the first bay and two (2) for each additional bay.
- Auto Service Station Three and one-half (3.5) per service bay or one (1) per 250 square feet, whichever is greater.

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Auto/Truck/Trailer Leasing	One (1) per 500 square feet of roofed building area plus one (1) per 2,000 square feet of paved outdoor vehicle storage area. These spaces shall not be used for the parking of rental vehicles.
Auto/Truck/Boat/ Motorcycle/ Recreational Vehicle Repair or Body Shop	Three and one-half (3.5) per service bay or one (1) per 250 square feet, whichever is greater.
Auto/Truck/Boat/ Motorcycle/ Recreational Vehicle Sales or Dealership	One (1) per 400 square feet of building area except service/body shop buildings which are three and one-half (3.5) per service bay or one (1) per 250 square feet, whichever is greater; plus one (1) per 2,000 square feet of outdoor sales/display area.
Auto/Truck Washing	One (1) for self-service wash facilities and one (1) per employee of the largest shift for automatic wash facilities. Stacking for two (2) vehicles per stall for self-service wash bays and stacking for five (5) vehicles per automatic car wash lane.
Bank or Financial Institution	One (1) per 250 square feet on the first floor and one (1) per 300 square feet on any other floors. Stacking for six (6) vehicles for each drive-up window not to exceed a total requirement of twenty-five (25) vehicles.
Barbershop/Beauty Parlor/Hair Salon	One (1) per 200 square feet or three (3) per barber/beautician hair-cutting chair, whichever is greater.
Beverage Center (Drive-through)	One (1) per 250 square feet. Stacking for five (5) vehicles for the first drive-through aisle and two (2) for each additional aisle.
Boat Storage	(Only for dry storage on a site that has no water access for boats and those not associated with a self-service storage facility) - one (1) per 12 dry boat storage spaces.
Bowling Alley	One (1) per 200 square feet for bowling area which also includes parking for locker room area, bowlers' seating/approach area and storage area plus one (1) per 150 square feet for all other uses including offices, snack bars, lounges, game/pool rooms, and sales areas.
Building Supplies /Lumberyard	(only for retail sales where the supplies are primarily stored outside) - One (1) per 275 square feet of inside retail/office area plus one (1) per 1,500 square feet of enclosed or roofed storage structures.

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Child Care/Day Nursery/Kindergarten	Two (2) per employee of the largest workshift plus adequate drop-off and pickup areas.
Church/House of Worship/Temple/Synagogue	Three (3) for each seven (7) seats in chapel or assembly area. Other uses are not counted except for residential uses. A reduction of this standard to a minimum of one (1) space for each four (4) seats, may be applied for in conjunction with an application for a Site Development Plan, through the Board of Zoning Appeals after review and recommendation of the Planning Commission. This reduction will only be allowed for expansion created by congregational growth, for existing church buildings where the applicant can demonstrate a significant hardship exists. A stacked or other parking plan shall be submitted with the application which will demonstrate that the vehicle parking will not have negative impacts upon neighboring properties and will provide adequate access for emergency vehicles.
Convenience Store/Delicatessen/Take Out Prepared Food Store	One (1) per 200 square feet plus one (1) for each two seats provided for food patrons plus stacking for five (5) vehicles for each automatic car wash lane
Dance, Art, Music Studio	One (1) per 250 square feet.
Equipment Rental Store	One (1) per 500 square feet plus one (1) per 2,000 square feet of outside storage/display areas.
Funeral Home/Crematories	One (1) per 75 square feet for room used for services and chapels and one (1) per 300 square feet for all other uses.
Furniture/Carpet/Major Appliance Store	One (1) per 600 square feet (this includes retail, office and storage areas).
Golf Course	Four (4) per hole plus one (1) per 200 square feet for office/lobby/pro shop/health club/clubhouse/lounge/snack bar/dining/meeting room areas and 50% of normal requirements for exterior recreation uses including: swimming pools, golf driving ranges and tennis courts. Golf cart, golf bag and equipment storage rooms; maintenance buildings; and rooms for mechanical equipment shall be computed at one (1) per 1,000 square feet.
Golf Driving Range	One (1) per 2 driving tees and one (1) per practice putting green plus normal requirements for any structures.
Golf (Miniature)	One and one quarter (1.25) per hole plus normal requirements for any structures.

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Heliport, Helipad, Ultra-Light Flight Park	One (1) per 2 helicopter tiedown/storage/service areas plus one (1) per 5 ultra-light tiedown/storage/service areas plus one (1) per employee at largest workshift.
Hospital	Eleven (11) per five patient beds.
Hotel	Eleven (11) per 10 guest rooms (this includes the required parking for the hotel office and all accessory recreational facilities that are open to hotel guests only). Accessory uses shall be computed as follows: fifty percent (50%) of normal requirements for restaurants, one (1) per 400 square feet for other retail uses, one (1) per 100 square feet for meeting rooms, ballrooms and convention rooms and one (1) per 100 square feet for lounges, bars and nightclubs.
Industrial Use/ Activity (not otherwise listed)	One (1) per 500 square feet or one (1) per employee or largest workshift, whichever is greater. Office/retail areas shall be computed at one (1) per 275 square feet.
Junkyard, Salvage Yard	One (1) per 500 square feet of roofed area plus one (1) per 15,000 square feet of outside storage area.
Kennel	One (1) per 200 square feet except for animal holding areas. One (1) per 10 animal holding areas.
Library, Community Recreational Facility	One (1) for each 200 square feet or one (1) for each three (3) seats, whichever is greater.
Lounge, Bar, Nightclub, Pool Hall (Drinking Establishment)	One (1) per 50 square feet plus one (1) per 75 square feet for any outdoor eating/drinking areas.
Marina, Boatel	One (1) per 2 wet boat slips excluding those used for charter boats plus one (1) per 5 dry boat storage spaces. Wet slips used for charter boats (including those for fishing, shelling, diving, and sight-seeing purposes) are computed at one (1) per 3 boat-passengers based on the maximum number of passengers and charter boats used for dining are computed at one (1) per 2 boat passengers based on the maximum number of passengers. Each parking space provided to meet the marina's boat slip or dry storage parking requirements may also be credited towards meeting 100 square feet of the parking requirements for the marina or any permitted marina related activities excluding restaurants, lounges/bars and private clubs. Uses not receiving credit from parking provided for boat slips or day storage spaces shall provide parking at the normal rate for those uses as required within this Code.

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Medical/Dental Office or Clinic (Outpatient Care Facility)	One (1) per 200 square feet.
Model Home Sales Office/Center	Four (4) for the first unit and 1.5 for each additional unit.
Motel	Twelve (12) per 10 guest rooms (this includes the required parking for the motel office and all accessory recreational facilities designed primarily for motel guests). Where accessory uses are designed primarily for motel guests, they shall be computed as follows: Sixty seven percent (67%) of normal requirements for restaurants, one (1) per 350 square feet for other retail uses, one (1) per 100 square feet for meeting rooms, ballrooms and convention rooms and one (1) per 75 square feet for lounges, bars and nightclubs.
Nursery, Plant (Retail)	One (1) per 250 square feet of roofed and enclosed building area plus one (1) per 2,000 square feet of outside display area open to the public.
Nursery, Plant (Wholesale)	One (1) per employee of largest workshift plus one (1) per 10,000 square feet of display area and one (1) per acre of growing areas.
Office	One (1) per 300 square feet.
Office (Contractor's)	One (1) per 300 square feet per office area and one (1) per 1,000 square feet per roofed storage area. Plus one per each company vehicle that will be parked overnight.
Private Organizational Club or Lodge	One (1) per 100 square feet or one (1) per 3 seats that will be setup at any time, whichever is greater. This shall be computed on all areas used for offices, meeting rooms, restaurants, dining rooms and indoor recreation. Other uses such as marinas, retail areas and outdoor recreation areas require additional parking at normal requirements.
Public Buildings (Fire, Emergency Medical Service or Sheriff Station and Jail)	One (1) per 200 square feet for administrative office area and two (2) per employee of the largest shift for all other areas plus one (1) per 5 prisoners based on the maximum holding capacity for any jails.
Recreation Facilities (Indoor) Sports, Exercise, Fitness, Aerobics, or Health Club/Skating Rink/ Game Room/Bingo Parlor	One (1) per 100 square feet.

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<p>Recreation Facilities (Outdoor) Tennis, Racquetball or Handball Courts</p>	<p>Three (3) per court plus other uses as required.</p>
<p>Research Laboratory</p>	<p>One (1) per 300 square feet of office area plus one (1) per 500 square feet of other areas or one (1) per employee of largest workshift, whichever is greater. Plus three (3) for visitors.</p>
<p>Residential Uses:</p>	
<p>Boarding/Rooming House, Bed and Breakfast Residence</p>	<p>One (1) per rented room plus two (2) for owners/employees.</p>
<p>Convalescent Home, Nursing Home, Home for the Aged, Rehabilitation Facility</p>	<p>Two (2) per 5 beds.</p>
<p>Duplex</p>	<p>Two (2) per dwelling unit.</p>
<p>Single Family House, Town/Row House, Mobile Home, Guest House, Caretaker's Residence</p>	<p>Two (2) per unit.</p>
<p>Multi-Family Dwellings</p>	<p>All units shall have one (1) per unit plus visitor parking computed at .5 per efficiency unit, .75 per one bedroom unit, and one (1) per two bedroom or larger unit. Office/administrative buildings shall have parking provided at 50% of normal requirements.</p> <p>Where small-scale recreation facilities are accessory to a single-family or multi-family project and intended only for the residents of that project, exclusive of golf courses/clubhouses, the recreation facilities may be computed at 50% of normal requirements where the majority of the dwelling units are not within 300 feet of the recreation facilities and at 25% of normal requirements where the majority of the dwelling units are within 300 feet of the recreation facilities. However, any recreation facility shall have a minimum of two (2) spaces exclusive of parking spaces for dwelling units.</p>
<p>Nursing Home</p>	<p>Family Care Facility, Group Care Facility (Category I and Category II), and Care Unit - See Sec. 2.6.26 of this Code.</p>

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<p>Restaurant (Walk-up or Drive-through with walk-up window and/or outdoor seating) -</p>	<p>One (1) per 80 square feet including outdoor eating areas or one (1) per 2 seats, whichever is greater. A stacking area of nine (9) vehicles for the first drive-through lane and six (6) for any additional drive-through lanes.</p>
<p>Restaurant (Drive-through with no walk-up window or outdoor seating)</p>	<p>One (1) per 100 square feet. A stacking area of ten (10) vehicles for the first drive-through lane and seven (7) for any additional drive-through lanes.</p>
<p>Restaurant (Fast Food)</p>	<p>One (1) per 70 square feet including outdoor eating areas or one (1) per 2 seats, whichever is greater. A stacking area of nine (9) vehicles for the first drive-through lane and four (4) for any additional drive-through lanes.</p>
<p>Restaurant (Sit-Down)</p>	<p>One (1) per 60 square feet including outdoor eating areas or one (1) per 2 seats, whichever is greater. Credit for boat slip parking is allowed where the slips have all necessary permits and are located on navigable waterways, using the formula 1 boat slip = 1 vehicle space, provided that each and all boat slips credited shall not be leased or rented for boat storage or utilized for any purpose other than customers frequenting said restaurant. Credit for boat slip parking shall be limited to a maximum of ten percent of a restaurant's required parking not to exceed a total credit of 10 parking spaces, with the amount credited determined by the Development Services Director based on the likelihood of restaurant customers using these wet slips during peak business hours of the restaurant.</p>
<p>Retail Shop or Store (not otherwise listed) and Department Stores</p>	<p>One (1) per 250 square feet of indoor/outdoor retail and office areas plus one (1) per 500 square feet for indoor/outdoor storage areas that have no access for the general public and partly enclosed or open air garden centers.</p>
<p>Schools:</p>	
<p>Business School/ Vo-Tech</p>	<p>Two (2) per 5 students plus four (4) per 5 faculty/staff members.</p>
<p>College/University</p>	<p>Two (2) per 5 commuter students plus one (1) per 2 resident students plus four (4) per 5 faculty/staff members.</p>
<p>Elementary/Junior High School</p>	<p>Five (5) per four staff/faculty members.</p>
<p>Senior High School</p>	<p>One (1) per faculty/staff member plus one (1) per 5 students.</p>

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- Shopping Center** One (1) space per 215 square feet for centers with a gross floor area less than 400,000 square feet and not having significant cinemas/theaters (none or those with a total cinema/theater seating capacity of less than 5 seats per 1,000 square feet of the shopping center's gross floor area).
- One (1) space per 175 square feet for all other centers.
- Regional shopping center parking requirements shall be based upon gross leasable floor area which shall include any common area that is leased or used for retail activities.
- Rear Parking Requirements:**
- When more than 10% of a shopping center's total parking requirement is placed in the rear of the shopping center, the center shall have convenient and well-lighted front and rear accesses for patrons and employees and the rear buildings shall be architecturally finished adjacent to rear accesses.
- Sports Arena, Theater, Cinema, Auditorium, or Public Assembly Area not Otherwise Listed** One (1) for each (3) seats or one (1) space per 40 square feet, whichever is greater.
- Stadium (Outdoor)** One (1) for each three (3) seats/patrons allowed to stand or one (1) space per 40 square feet of spectator seating/standing areas, whichever is greater plus one (1) for each employee/non-spectator who will be present during performances excluding those arriving by buses. Bus parking is required when employees, non-spectators or spectators will be arriving by bus.
- Storage Facility (Self-Service)** One per 20,000 square feet of storage buildings plus one (1) per 50 vehicle/boat storage spaces plus one (1) per 300 square feet of office areas. Minimum of four (4).
- Supermarket** One (1) per 200 square feet for those not within a shopping center. For those within a shopping center the parking ratio shall be computed the same as for that shopping center. Supermarkets shall also meet the green space requirements and rear parking requirements as shown pursuant to shopping centers as set forth in this Section.
- Swimming Pool/Hot Tubs/Spas (Outdoor)** One (1) per 75 square feet of water areas for the first 1,000 square feet and one (1) for each additional 125 square feet of water areas. A single family house is exempt from this requirement.

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- Television/Radio Studio One (1) per employee of largest shift or one (1) per 400 square feet, whichever is greater. Plus three (3) for visitors.
- Temporary Parking for Sports Events, Religious Events or Community Events In the case of a church, community or other sporting event which operates on an intermittent or seasonal basis, the required off-street parking may be provided on a temporary basis and need not be permanently designated, paved, drained, or landscaped, provided the use has been approved and issued by the Development Services Director in accordance with applicable standards for the use.
- Travel Trailer/Recreational Vehicle Park Campsite One (1) per campsite lot or other TTRVC lot.
- Veterinarian One (1) per 200 square feet except for animal holding areas. One (1) per 10 animal holding areas.
- Warehouse, Wholesale Establishment One (1) per 1,000 square feet except for sales/office areas which are one (1) per 275 square feet.

Vested Projects:

All types of Site Development Plans that have been formally submitted or approved by January 29, 1991, will be exempt, at the election of the applicant, from the new parking requirements of Sec. 2.3.14 as long as commencement of construction occurs on the project by January 29, 1992. Furthermore, amendments to these exempted Site Development Plans will also be exempted, at the election of the applicant, but only where the amendments are considered an Insubstantial Change per Sec. 3.3.7. For this Subsection, "commencement of construction" means the physical act of constructing or installing on or in the property substantial infrastructure as approved in the Final Approval of the Site Development Plan. Where this paragraph conflicts with any portion of Sec. 1.5.2, this paragraph shall prevail over Sec. 1.5.2.

SEC. 2.3.15

OFF-STREET LOADING: SPECIFICATIONS. Off-street loading facilities are required by this Code 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 will be available for the unloading and loading off the street of goods, materials, or things for delivery or 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.

2.3.15.1

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.

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