

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 164 – Parking, and Loading and Driveway Requirements

Section 5-16401. Purpose and applicability.

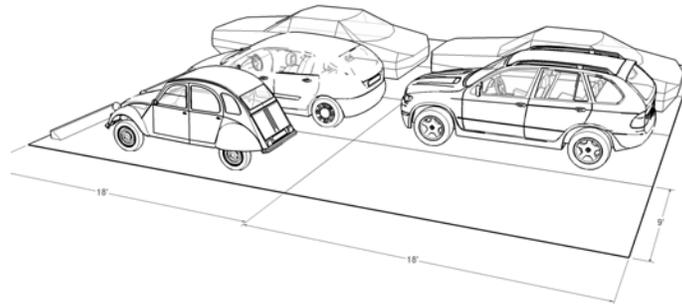
- A. The purpose of this Division is to ensure that:
 - 1. Adequate off-street parking is provided for uses that are permitted by these regulations.
 - 2. Vehicular use areas are designed and illuminated to protect the safety of those who use them.
 - 3. Vehicular use areas are landscaped in a manner that enhances the community character of the City of Coral Gables.
 - 4. Adequate loading areas are provided that do not interfere with the function of vehicular use areas.
- B. Parking and loading areas that are required by this Division shall be maintained for as long as the use to which they relate is continued.
- C. The requirements of this Division apply to:
 - 1. All new buildings, uses or structures, in their entirety.
 - 2. All individual dwelling units that are either:
 - a. Pre-existing and expanded in terms of gross floor area, compared to the gross floor area that existed on March 11, 1964, by at least the following amounts:
 - i. Single-family units: more than 50%;
 - ii. Duplex units: more than 25%
 - iii. Multifamily units: more than 5%, unless the threshold provided in Section 5-1601.C.3 is reached, in which case Section 5-1302(C) applies; or
 - b. New units that are added to an existing multifamily building.
 - 3. All existing multifamily and nonresidential buildings, uses or structures, in their entirety, that are expanded in terms of gross floor area by more than fifty percent (50%) of the gross floor area that existed on March 11, 1964.
 - 4. Only the expanded portion of a nonresidential building, use or structure, if:
 - a. The nonresidential building is expanded in terms of gross floor area by more than five percent (5%), but less than fifty percent (50%), of the gross floor area that existed on March 11, 1964; and
 - b. The building site is not the subject of a district boundary change that imposes additional parking requirements.
 - 5. Any existing building or structure that was in existence prior to March 11, 1965, if the zoning of the building site is changed to a district that requires a greater amount of off-street parking than was required of the building or structure.

Section 5-16402. General standards for parking and loading and vehicular use areas.

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The following general standards apply to all parking and loading and vehicular use areas:

- A. Technical design requirements. The design of all parking spaces, access aisles, driveways, points of ingress and egress, and turnarounds shall comply with the most current version of the Off-Street Parking Standards, prepared by the City of Coral Gables Public Works Department. Each off-street parking space shall be designed in accordance with the provisions of Section 5-1602K.
- B. Access to parking spaces. Each parking space shall be directly accessible from a street or alley, or an aisle or driveway that connects to a street or alley.
- C. Tandem Spaces. Tandem spaces are permitted as required parking for townhouses.



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- D. Access to buildings. No parking space or loading space shall be located in such a manner as to block entry or exit to a building. Clearance shall be provided adjacent to an entrance or exit door equal to the width of the door or three (3) feet, whichever is greater.
- E. Valet Parking. Parking spaces used for valet parking shall be designed in such a way as to not create a hazard or encourage parking off-site.
- F. Landscaping.
 - 1. Landscaping shall be provided in vehicular use areas as required by Article 5, Division 13 of these regulations.
 - 2. Uncovered parking shall have a minimum of two and one-half (2½) foot landscaped rear setback in accordance with the provisions of Article 5 Division 13.
- G. Required setbacks.
 - 1. Paved parking and access areas. The minimum setback for paving or surfacing for access aisles, driveways and off-street parking areas for single-family dwellings, special uses, duplexes and multifamily dwellings shall be not closer than eighteen (18) inches to a property line.
 - 2. Vehicular use area. Except as provided in Section 5-1602.F.1, uncovered parking shall be set back as follows:
 - a. Front: 20 feet, except directly in front of the structure entrance.
 - b. Side: 15 feet.

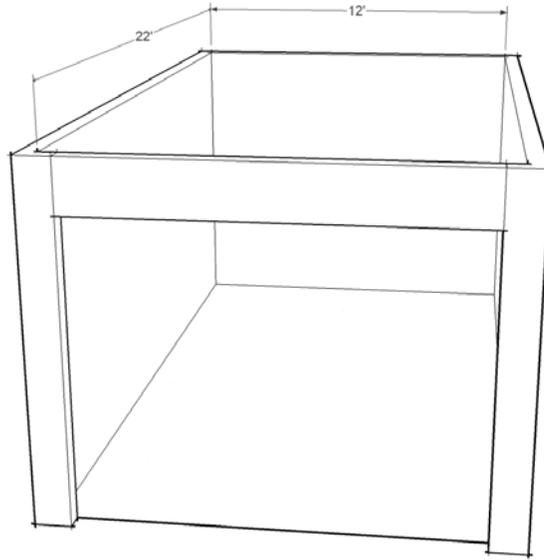
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- c. Side street: 20 feet.
- d. Rear: 2½ feet.
- 3. Parking structures and accessory decks.
 - a. No setbacks are required for parking structures and accessory decks which are constructed completely below established grade.
 - b. Parking structures and accessory decks which have a height of not more than three (3) feet six (6) inches above established grade shall be set back as follows:
 - i. Front: 20 feet.
 - ii. Side: 10 feet.
 - iii. Side street: 10 feet.
 - iv. Rear: 20 feet.
 - c. Parking structures and accessory decks which have a height of more than three (3) feet six (6) inches above established grade shall be subject to the setback requirements of the underlying district regulations as they apply to principal buildings.
- 4. Parking garages shall be required to provide the same minimum setbacks as required for the main building provided however, that no setbacks shall be required for that portion of a parking garage which is located completely below grade.
- H. Flexibility in Setbacks. No portion of a building which is above grade and within twenty (20) feet of the front setback line shall be used for the storage of vehicles or off-street parking unless the façade is treated with a decorative wall or fence of four and one-half (4½) feet in height along the portion of the building used for off-street parking, with landscaping and urban open space which screens the building to a height of at least seven (7) feet at the time of planting.



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- I. Parking in a Special Use District or a Residential District shall be located and configured as follows:
 - 1. All required parking spaces shall be located:
 - a. Behind buildings but not in the side street setback; and/or
 - b. Between the building and the side interior property line.
 - 2. Additional parking spaces are permitted in the front setback area if all required parking spaces are already provided in one or both locations permitted by Section 5-1602.G.1.
 - 3. All parking shall be located and configured so that vehicles do not back into street traffic.
- J. Minimum dimensions of garages and carports. The minimum inside dimensions for garages and carports shall be:
 - 1. Carports (attached and freestanding): twelve (12) feet wide by twenty-two (22) feet long.
 - 2. Garage, one-car: twelve (12) feet wide by twenty-two (22) feet long.



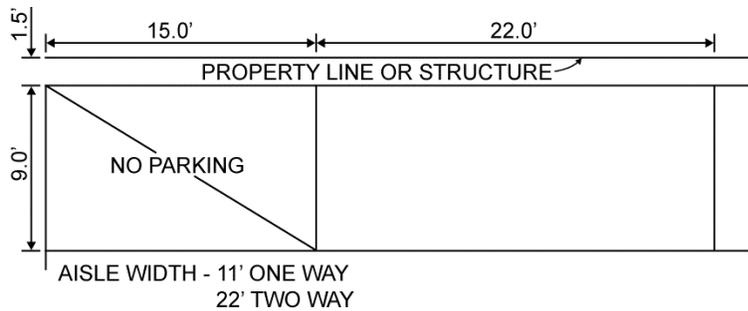
Individual Garage

- 3. Garage, two-car: twenty-two (22) feet wide by twenty-two (22) feet long.

K. Off-Street Parking Standards.

- 1. Standard stall dimensions shall be as follows:

- a. Parallel parking spaces shall be nine (9) feet wide by twenty two (22) feet long and configured as illustrated below:

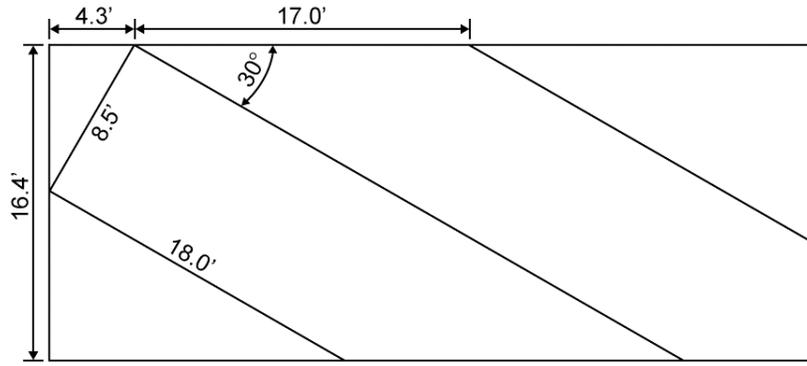


- c. Angled parking spaces shall be eight and a half (8.5) feet wide by eighteen (18) feet long and configured as illustrated below:

30° Angle Parking

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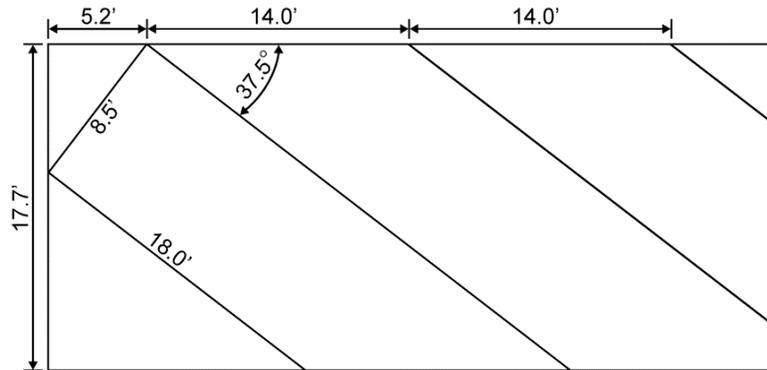
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AISLE WIDTH - 11' ONE WAY
22' TWO WAY

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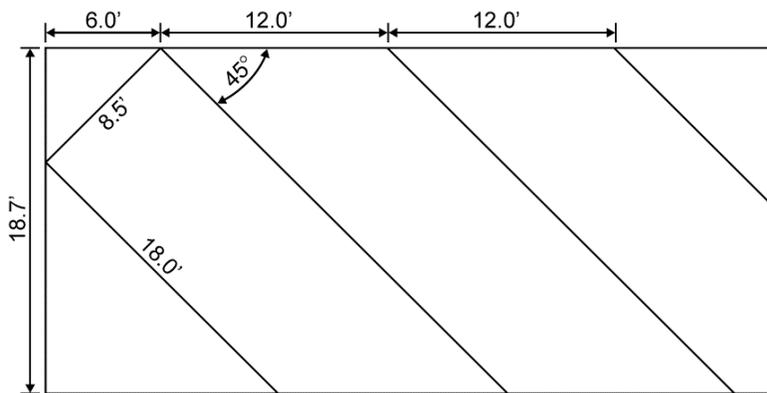
37.5° Angle Parking



AISLE WIDTH - 11' ONE WAY
22' TWO WAY

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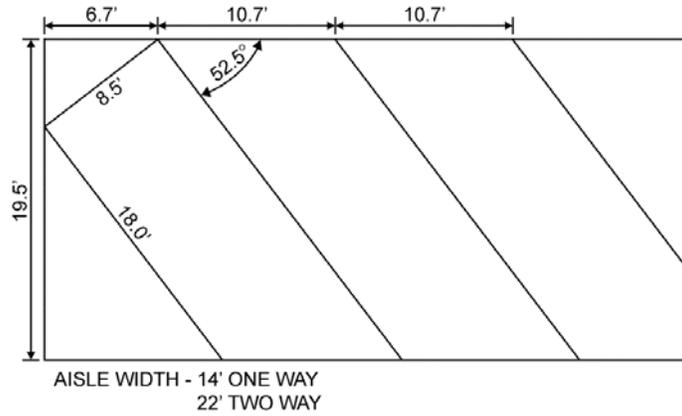
45° Angle Parking



AISLE WIDTH - 12' ONE WAY
22' TWO WAY

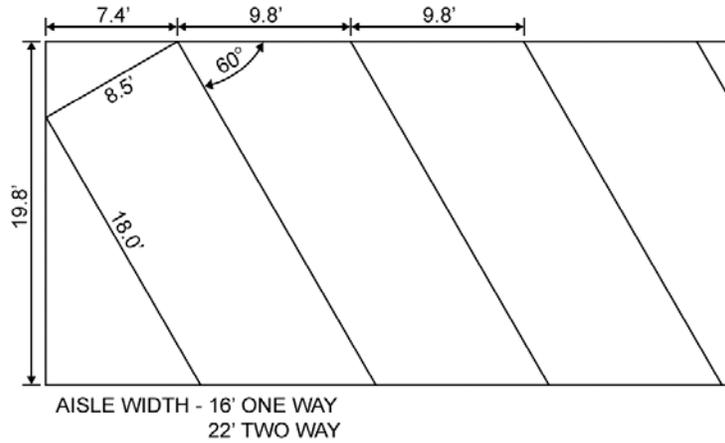
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52.5° Angle Parking



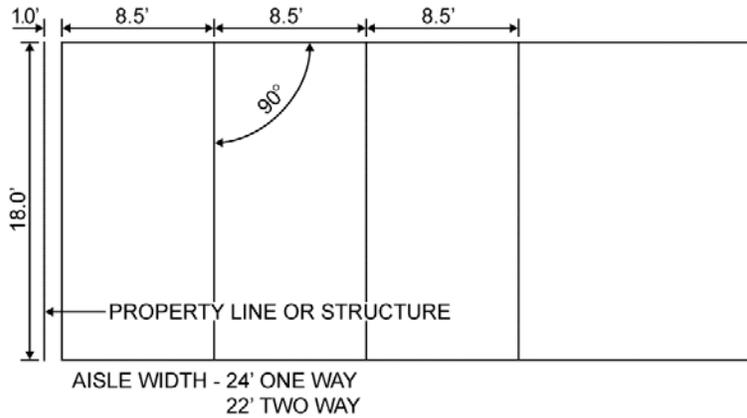
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60° Angle Parking



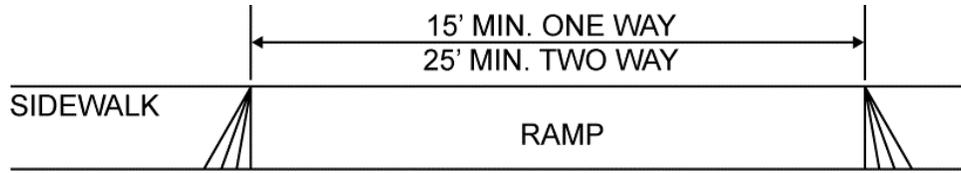
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90° Angle Parking



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- c. Ingress and egress drives shall be at least twenty five feet (25') for two way and at least fifteen feet (15') for one way, and shall be configured as illustrated below:



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2. Precast concrete wheel stops shall be used at each stall abutting a sidewalk or building. Standard cars shall be curbed at sixteen and one-half (16.5) feet.
3. The minimum turning radius shall be eighteen (18) feet inside, twenty nine (29) outside.
4. A 6" x 12" concrete curb shall be placed around the property perimeter unless otherwise directed by Public Works Director.
5. Access to parking lots from alleys will be permitted only at the discretion of the Public Works Director so as to provide for the orderly flow of traffic.
6. Parking spaces for the handicapped shall be a minimum of 13' x 19' unless directed otherwise by the Public Works Director.
7. Dimensions shown for parking stalls are minimum; columns and other obstructions will be allowed in the front two (2) feet and rear five (5) feet of the length of the stall, and shall not intrude more than six (6) inches into the width of the stall.

L. Architectural and design treatment for structured parking.

1. In the event that structured parking is to be constructed above grade, the facades of the garage shall be designed and improved so that the use of the building as a garage is not readily apparent.
2. Parking garages shall reflect the architectural character and exterior finishes of building which is to be served by the garage.

M. Carports constructed prior to October 1, 1992, with minimum inside dimensions of at least nine (9) feet wide by nineteen (19) feet long for one car, and eighteen-and-one-half (18½) feet wide by nineteen (19) feet long for two cars, may be enclosed for use as a garage.

Section 5-16403. Illumination of parking areas.

Parking areas shall be illuminated as follows:

A. Illumination of vehicular use areas for Group E, F, and G occupancies as defined under the Florida Building Code shall be provided from dusk until thirty (30) minutes after the end of business each operating day, as follows:

1. Uncovered parking, driveways, and aisles shall be illuminated at an average intensity of at least one-third (1/3) foot-candle on the parking, driveway, and aisle surfaces.
2. Parking and other non-enclosed areas that are under or within buildings at-grade shall be illuminated at an average intensity of at least one (1) foot-candle of light on the parking and walking surfaces.
3. No luminance ratio shall exceed twelve-to-one (12:1).

- 1 B. Illumination of vehicular use area facilities for Group H occupancies as defined under the Florida
2 Building Code shall be provided from dusk until dawn as follows:
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 - 4 1. Uncovered parking, driveways, and aisles shall be illuminated at an average intensity of at least
5 one-third (1/3) foot-candle of light on the parking, driveway, and aisle surfaces.
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 - 7 2. Parking and other non-enclosed areas that are accessible to pedestrians and vehicles, that are
8 located under, over, or within buildings shall be illuminated at an average intensity of at least one
9 (1) foot-candle of light on the walking and parking surfaces.
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 - 11 3. No luminance ratio shall exceed twelve-to-one (12:1).
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- 13 C. All lights shall be deflected, shaded and focused away from adjacent properties, and lighting shall be
14 accomplished in such a manner as not to be disturbing to passing vehicular traffic and to the use of
15 adjacent properties.
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17 **Section 5-16404. Common driveways and remote off-street parking.**

- 18 A. Common driveways. The common use of driveways to provide access to parking areas on adjoining
19 parcels of land is permitted, provided that the property owner or owners submit an appropriate
20 restrictive covenant or access easement in recordable form acceptable to the City Attorney that
21 provides for the continued existence of the shared driveway until such time as the City Manager
22 releases the obligation of the restrictive covenant or easement.
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- 24 B. Remote parking for residential uses. Fifty percent (50%) of the required off-street parking for
25 residential uses in Multi-Family 1, Multi-Family 2, or any dwelling units in Commercial or Industrial
26 Districts may be provided in remote off-street parking facilities, provided:
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 - 28 1. A boundary of the remote off-street parking facilities must be located within three hundred (300)
29 feet of a boundary of the building site.
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 - 31 2. The property owner or owners submit an appropriate restrictive covenant or parking easement in
32 recordable form acceptable to the City Attorney that provides for the continued use of the remote
33 off-street parking facilities until such time as the City Manager releases the obligation of the
34 restrictive covenant or easement.
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- 36 C. Remote parking for nonresidential uses. Parking for commercial or industrial uses may be provided in
37 remote off-street parking facilities, provided:
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 - 39 1. A boundary of the remote off-street parking facilities must be located within five hundred (500)
40 feet of a boundary of the building site.
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 - 42 2. The property owner or owners submit an appropriate restrictive covenant or parking easement in
43 recordable form acceptable to the City Attorney that provides for the continued use of the remote
44 off-street parking facilities until such time as the City Manager releases the obligation of the
45 restrictive covenant or easement.
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- 47 D. Remote parking in municipal off-street parking facilities. In addition or in the alternative to Sections 5-
48 1605.B. and C., remote off-street parking at municipally owned or operated parking facilities may be
49 provided for uses that are located in the Commercial, Industrial or Special Use Districts and operate
50 principally during off-peak, nighttime, Sunday, and/or holiday hours, provided:
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 - 52 1. The City Manager determines that parking spaces are available in the municipally owned or
53 operated parking facilities during the time periods in which they are most likely to be used by the
54 remote use, and that they are not likely to be needed:
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- a. For municipal purposes; and
 - b. To serve other remote uses that are approved pursuant to this Section 5-1604 to use the municipally owned or operated parking facilities.
2. If the remote off-street parking is used to satisfy parking requirements of Section 5-1606:
- a. No more than fifty percent (50%) of the required parking spaces for a building site are provided in municipally owned or operated parking facilities; and
 - b. A boundary of the municipally owned or operated parking facilities is located within one thousand three hundred-twenty (1,320) feet of a boundary of the building site.
3. A shared-use parking agreement or reciprocal easement, in a recordable form approved by the City Attorney, is executed. The agreement or easement shall include, at a minimum:
- a. The number of parking spaces that will be provided in the municipally owned or operated parking facility.
 - b. A requirement that an insurance policy be obtained and furnished to the City that:
 - i. Is approved by the City Manager and the City Attorney; and
 - ii. Effectively holds the City harmless from any and all claims or causes of action which may accrue as a result of use of premises or due to an incident or occurrence on the premises.
 - c. Certain minimum maintenance requirements that are the sole responsibility of applicant.
 - d. A prohibition on transferring or assigning rights under the agreement or easement.
 - e. A right of enforcement for the City.
 - f. Provisions for terminating the agreement upon:
 - i. Breach of the agreement or violation of the easement provisions;
 - ii. Discontinuance of the use for which the parking is provided;
 - iii. Discontinuance of the municipally owned or operated parking facility; and
 - iv. A change in the pattern of use of the building or building site to which the municipally owned or operated parking facility relates, such that the parking in the facilities is needed to support the municipal use.

Section 5-16405. Required parking.

- A. Parking requirements. Parking shall be provided for all uses as set forth in Tables 1, 2, 3 and 4 of this Section (collectively, "Off-Street Parking Requirements).
- B. Alternative parking requirements. If a use is not specifically listed in Tables 1, 2, 3 and 4 of this Section, or if no specific use has been determined for a proposed development, then the Department of Building and Zoning shall calculate the parking requirements as follows:
 - 1. If the intended use is known but not listed in Tables 1, 2, 3 and 4 of this Section, the off-street parking requirement shall be the same as required for a functionally similar use which is referred to herein; or

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- 2. If no specific use is anticipated at the time of development approval, one parking space for each three-hundred (300) square feet of gross floor area, subject to further review and additional parking requirements if:
 - a. The actual use or uses of the building, structure, or building site is listed in Table 1, of this Section; and
 - b. The parking spaces actually provided are fewer in number than Table 1 of this Section requires for the actual use or uses.
- C. Calculation of parking requirements. The following rules apply to the calculation of required parking:
 - 1. Excluded parking spaces. Parking spaces that meet any of the following criteria do not count toward the parking requirements of Section 5-1605A. or B.:
 - a. Off-street parking spaces that are operated as a commercial parking lot.
 - b. Off-street parking spaces that:
 - i. Are provided for residential, hotel, apartment-hotel, and motel uses; and
 - ii. Are available for use only upon payment of a fee.
 - 2. Valet parking. Valet parking may be used to satisfy up to twenty-five percent (25%) of the parking requirements for certain uses, provided:
 - a. The use for which the valet parking is provided is one of the following: motel, hotel, restaurant, auto/sales/rental/leasing (when storage of vehicles permitted on site), or commercial parking lot.
 - b. An adequate number of valet attendants are present at all times during hours of operation of the use for which the valet parking is provided.
 - 3. Loading spaces. Loading spaces are counted as parking spaces for the purposes of calculating the amount of required parking that is provided on a building site.
 - 4. Mixed uses. Required parking for mixed-use development shall be calculated as the sum of all required parking for each individual use in the development.
 - 5. Fractional spaces. Calculations of required parking shall be rounded to a whole number as follows:
 - a. When the calculation results in a fraction that is greater than or equal to one-half ($\frac{1}{2}$), the results of the calculation shall be rounded up.
 - b. When the calculation results in a fraction that is less than one-half ($\frac{1}{2}$), the results of the calculation shall be rounded down.

Coral Gables Minimum Off-Street Parking Requirements—By Use Table 1

<u>USE</u>	<u>PARKING</u>
RESIDENTIAL	
ATTACHED DWELLINGS	2 spaces per unit
DETACHED DWELLINGS	1 space per unit (must be covered or enclosed)
LIVE - WORK	1 space per unit, plus 1 space per 350 sq. ft. of “work” area
NON-RESIDENTIAL	
ADULT USES	1 space per 350 sq. ft. of floor area
ALCOHOLIC BEVERAGE SALES	1 space per 350 sq. ft. of floor area
ANIMAL GROOMING & BOARDING	1 space per 250 sq. ft. of floor area
ASSISTED LIVING FACILITIES	1 space per full-time employee, plus 1 space per 3 residents at maximum capacity
AUTOMOBILE SERVICE STATIONS	2 spaces per fuel pump
BED AND BREAKFAST	1 space, plus 1 1/8 spaces per sleeping room
CEMETERIES	If services provided in a building, 1 space per 4 fixed seats plus 1 space for each 40 sq. ft. of floor area used for movable seats.
COMMUNITY CENTER	1 space per 250 sq. ft. of floor area
CONGREGATE CARE	1 space per full-time employee, plus 1 space per 3 residents at maximum capacity
DAY CARE	1 space per 800 sq. ft. of floor area
EDUCATIONAL FACILITIES	The greater of 1 space per 100 sq. ft. of floor area or 1 space per 10 seats

existing code (“townhouses”)
existing code (“single-family residence”)
New, but based on “single-family residence” plus “retail shops” in existing code
existing code (“retail shops”)
existing code (based on “retail shops”)
existing code (“cat beauty shop” and “dog beauty shop”) {Consider using 1 per 350 sq. ft. of floor area, like retail sales and services}
existing code (“Convalescent Homes, Group Home, Homes for the Aged, Nursing Homes, Rest Homes”)
Recommended. No standard is provided in existing code.
existing code (“motel or motor court”)
existing code (“Funeral Chapels, Funeral Homes, Mortuaries”), except that minimum parking field area of 10,000 sq. ft. is deleted.
existing code (“community center”)
existing code (“Convalescent Homes, Group Home, Homes for the Aged, Nursing Homes, Rest Homes”)
existing code (“kindergarten, nurseries”)
existing code (“Business Schools, Trade Schools, Vocational Schools” and “University Class Room”)

FUNERAL HOMES	1 space per 4 fixed seats plus 1 space for each 40 sq. ft. of floor area used for temporary seating.	existing code ("Funeral Chapels, Funeral Homes, Mortuaries"), except that minimum parking field area of 10,000 sq. ft. is deleted. Standard is within range used by other local governments.
GOLF OR TENNIS GROUNDS	5 spaces per hole (golf) 3 spaces per court (tennis) 1 space per 18 linear feet of bleachers	Recommendation. No standard currently provided.
GOVERNMENTAL USES Offices Libraries Post Office Police Station Fire Station	1 space per 300 sq. ft. of floor area 1 space per 250 sq. ft. of floor area 1 space per 200 sq. ft. of floor area 2 spaces per 3 employees on maximum shift, plus 1 space per vehicle stored on-site 3 spaces, plus 1 space per 2 employees on maximum shift.	From existing code. From existing code. From existing code. Recommendation. No standard currently provided for police. Recommendation. No standard currently provided for fire.
GROUP HOMES	1 space per full-time employee, plus 1 space per 3 residents at maximum capacity	existing code ("Convalescent Homes, Group Home, Homes for the Aged, Nursing Homes, Rest Homes")
HELIPORT	1 space per 2 employees on maximum shift, plus 1 space per tie-down, but not less than 5 spaces	Recommendation. No standard currently provided
HELISTOP	1 space per tie-down, but not less than 5 spaces	Recommendation. No standard currently provided
HOSPITALS	2 spaces per bed	existing code ("Hospitals")
INDOOR RECREATION / ENTERTAINMENT	The greater of 1 space per 5 fixed seats or 1 space per 300 sq. ft. of floor area	existing code ("Convention Halls, Exhibition Halls, Gymnasiums, Skating Rinks, Stadiums, Sports Arenas")
MANUFACTURING	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area	existing code ("Assembly Plants" and "Manufacturing Plants")
MARINAS AND MARINA FACILITIES	1 per marina slip, plus 1 per 350 sq. ft. of floor area of marina facilities	Recommended. No standard currently provided
MEDICAL CLINIC	1 space per 200 sq. ft. of floor area	existing code.
MIXED USE		Based on individual uses
MUNICIPAL FACILITIES	1 space per 4 visitors during estimated peak use periods	Recommended. No standard currently provided
NURSING HOMES	1 space per full-time employee, plus 1 space per 3 residents at maximum capacity	existing code ("Convalescent Homes, Group Home, Homes for the Aged, Nursing Homes, Rest Homes")

UNDER FURTHER REVIEW

OFFICES	1 space per 300 sq. ft. of floor area	Existing code
OUTDOOR RECREATION / ENTERTAINMENT	1 space per 4 visitors during estimated peak use periods	Recommended. No standard currently provided
OUTDOOR RETAIL SALES, DISPLAY AND/OR STORAGE	1 space per 350 sq. ft. of land area delineated or put to such use	existing code (based on "retail shops")
OVERNIGHT ACCOMMODATIONS	1 space, plus 1 1/8 spaces per sleeping room	Based on "motel or motor court" in existing code
PRIVATE CLUB	1 space per 250 sq. ft. of floor area	Based on existing code
PRIVATE YACHT BASIN	3 spaces per 4 yacht slips	Recommended. No standard currently provided
PUBLIC TRANSPORTATION FACILITY	1 space per 100 sq. ft. of terminal and station area	Recommended. No standard currently provided
RELIGIOUS INSTITUTIONS	1 space per 5 fixed seats plus 1 space per 50 sq. ft. of assembly room area without fixed seats (not including classrooms).	existing code ("churches").
RESEARCH AND TECHNOLOGY USES	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area	Based on existing code
RESTAURANTS	1 space per 67 sq. ft. of floor area	existing code ("lunch counters")
RESTAURANTS, FAST FOOD	1 space per 67 sq. ft. of floor area	existing code ("lunch counters")
RETAIL SALES AND SERVICES	1 space per 350 sq. ft. of floor area	existing code ("Retail Shops") (all retail is consolidated at this ratio).
SCHOOLS	1 space per full-time employee, plus 1 space per 4 students aged 16 years or older based on maximum capacity.	Recommended change from 1 space per 100 sq. ft. of floor area.
SELF-STORAGE WAREHOUSES	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area	existing code ("storage establishments")
TELECOMMUNICATIONS TOWERS	2 spaces per tower	Recommended. No standard currently provided
TV / RADIO STUDIOS	1 space per 300 sq. ft. of floor area, plus 1 space per 3 studio audience members at maximum capacity	Recommended. No standard currently provided
UTILITY / INFRASTRUCTURE FACILITIES	1 space per 2,000 sq. ft. of floor area	Recommended. No standard currently provided
UTILITY SUBSTATIONS	4 spaces	Recommended. No standard currently provided
VEHICLE SALES / DISPLAYS	1 space per 300 sq. ft. office floor area, plus 1 space per 600 sq. ft. showroom floor area, plus 1 space per 500 sq. ft. all other floor area	existing code ("Car, Sales and Service")
VEHICLE SALES/DISPLAYS, MAJOR	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area	existing code ("Boats, Display and Sales")
VEHICLE SERVICE, MAJOR	1 space per 300 sq. ft. office floor area, plus 1 space per 500 sq. ft. all other floor area	existing code ("Automobile Repair Shop" and "Paint and Body Shop")

UNDER FURTHER REVIEW

VETERINARY OFFICES	1 space per 250 sq. ft. of floor area	existing code ("Animal Hospitals" and "Veterinary Clinics")
WHOLESALE / DISTRIBUTION / WAREHOUSE FACILITY	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area	existing code ("Distributorship with Warehousing," "Storage Establishments," "Warehouses and Welding Shops," and "Wholesale Distributor with Warehousing")

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1 **Section 5-16406. Off-street loading.**
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- 3 A. Adequate off-street loading spaces shall be provided for all commercial, educational and industrial
4 buildings.
5
6 B. Loading spaces shall be at least ten (10) feet by twenty-five (25) feet in horizontal dimension, and
7 shall provide at least fourteen (14) feet of height clearance.
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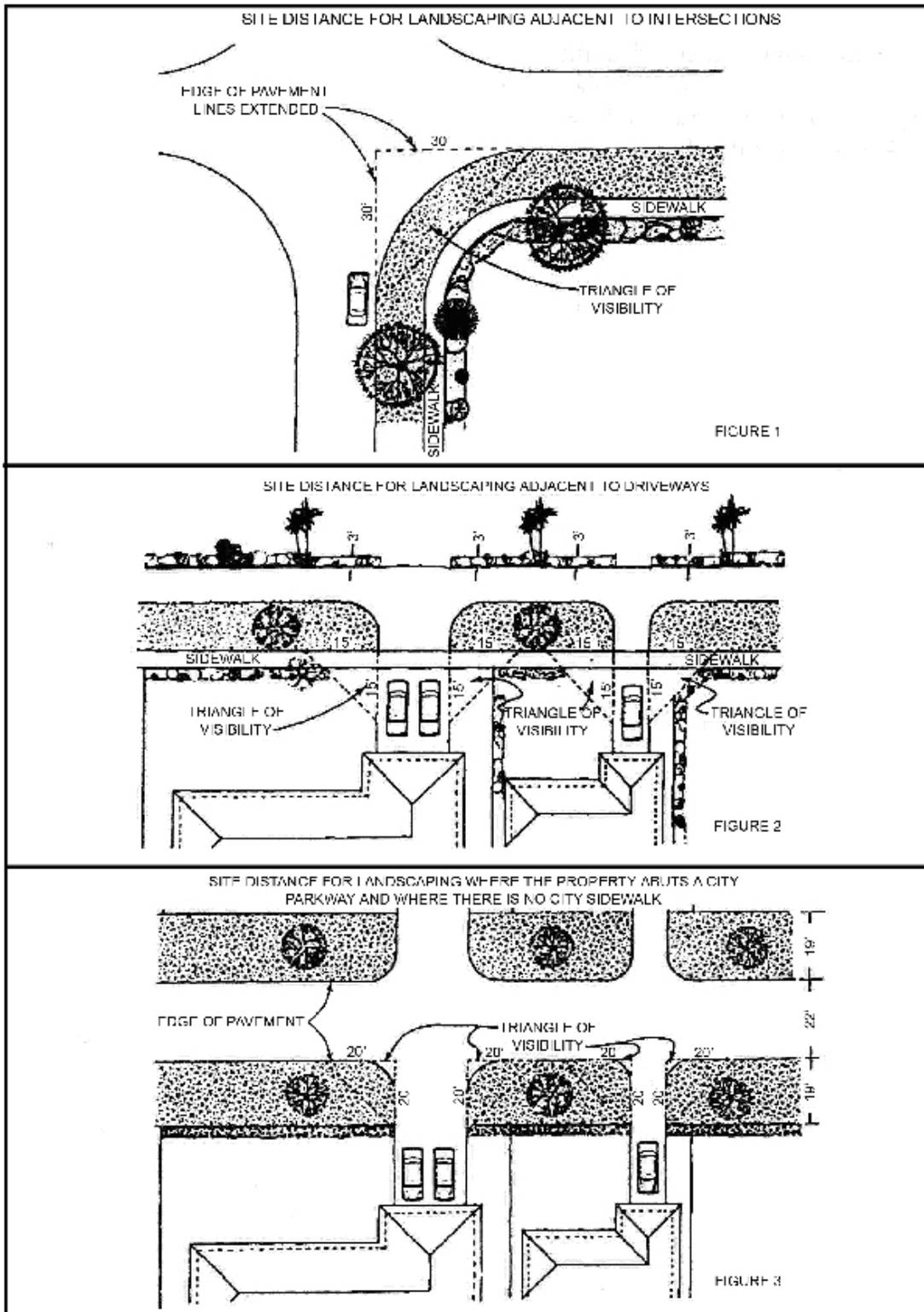
9 **Section 5-1407. Required driveways.**
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- 11 A. All buildings in the City shall have driveways that connect the building(s) to the street in accordance
12 with specifications of the Public Works Department and in accordance with the triangle of visibility
13 described in Section 5-1003 of these regulations.
14
15 B. In the event a required driveway will cross the parkway between the property line and the street
16 pavement line, prior to the issuance of a building permit for the construction of a building on a parcel
17 of land, the owner of the parcel shall construct such pavement or provide a bond to the City in the
18 amount of 110% of the estimated cost of such pavement.
19
20 C. Where the normal use and occupancy of an existing premise or building requires vehicular traffic to
21 cross the parkway between the street pavement and the property line, the owner of record of such
22 premises or building shall be required to construct and maintain a driveway across such parkway
23 between the property line and the street pavement.
24

25 **Section 5-1408. Visibility of driveway entrances and street intersections.**
26

- 27 A. All driveway entrances and roadway intersections in or abutting residential or special use districts
28 shall be constructed so that:
29
30 1. Vehicles can enter and exit from the property without posing substantial danger to themselves,
31 pedestrians, or vehicles traveling in abutting streets.
32
33 2. Interference with the free and convenient flow of traffic from adjacent streets is minimized.
34
35 B. A triangle of visibility, as described in Figures 1, 2, & 3 shall be provided and maintained at all
36 driveway entrances and street intersections in or abutting residential or special use districts.
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38 Section 5-1409. Materials of driveways. [to be inserted]
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C. Nothing shall be erected, placed, parked, planted, or allowed to grow in such a manner within a triangle of visibility so as to materially impede vision between a height of three (3) feet and eight (8) feet above the established grade, measured at the driveway or at the triangle of visibility and intersection.

D. Deviation from the requirements and standards set forth by this Section may be allowed by variance only Applicants shall provide such professional studies and supporting materials necessary to demonstrate that the level of safety achieved will be comparable to the provisions contained in this section.

E. All exceptions to the requirements contained within this subsection which were in existence and in compliance with Code requirements prior to May 1, 1992, shall be exempt from these standards, unless costs of improvements and/or modifications to the property after that date exceed fifty (50%) percent of the assessed value of the property, at which time such triangle of visibility shall be provided.