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3 **ARTICLE 5 – DEVELOPMENT STANDARDS**
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5 **Division 14 – Parking, Loading, and Driveway Requirements.**
6

7 **Section 5-1401. Purpose and Applicability.**
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9 **A. Purpose.** The purpose of this Division is to ensure that:

- 10 1. Adequate off-street parking is provided for uses that are permitted by these regulations.
11 2. Vehicular use areas are designed and lighted to promote public safety.
12 3. Vehicular use areas and landscaped areas relate to each other in a manner that protects
13 and enhances community character.
14 4. Adequate loading areas are provided that do not interfere with the function of other
15 vehicular use areas.
16 5. Sufficient parking is provided in nonresidential areas that are near residential
17 neighborhoods, so that the character and quality of life in the residential neighborhoods
18 are protected from overflow parking.

19 **B. Applicability.**

- 20 1. The requirements of this Division apply to:
21 a. New buildings, uses, or structures.
22 b. The net new area of any building, structure, or outdoor use that is modified or
23 expanded.
24 c. The net new parking demand generated by a change in the use of all or part of a
25 building, structure, or property.
26 2. Parking and loading areas that are required by this Division shall be maintained for as
27 long as the use to which they relate is continued.

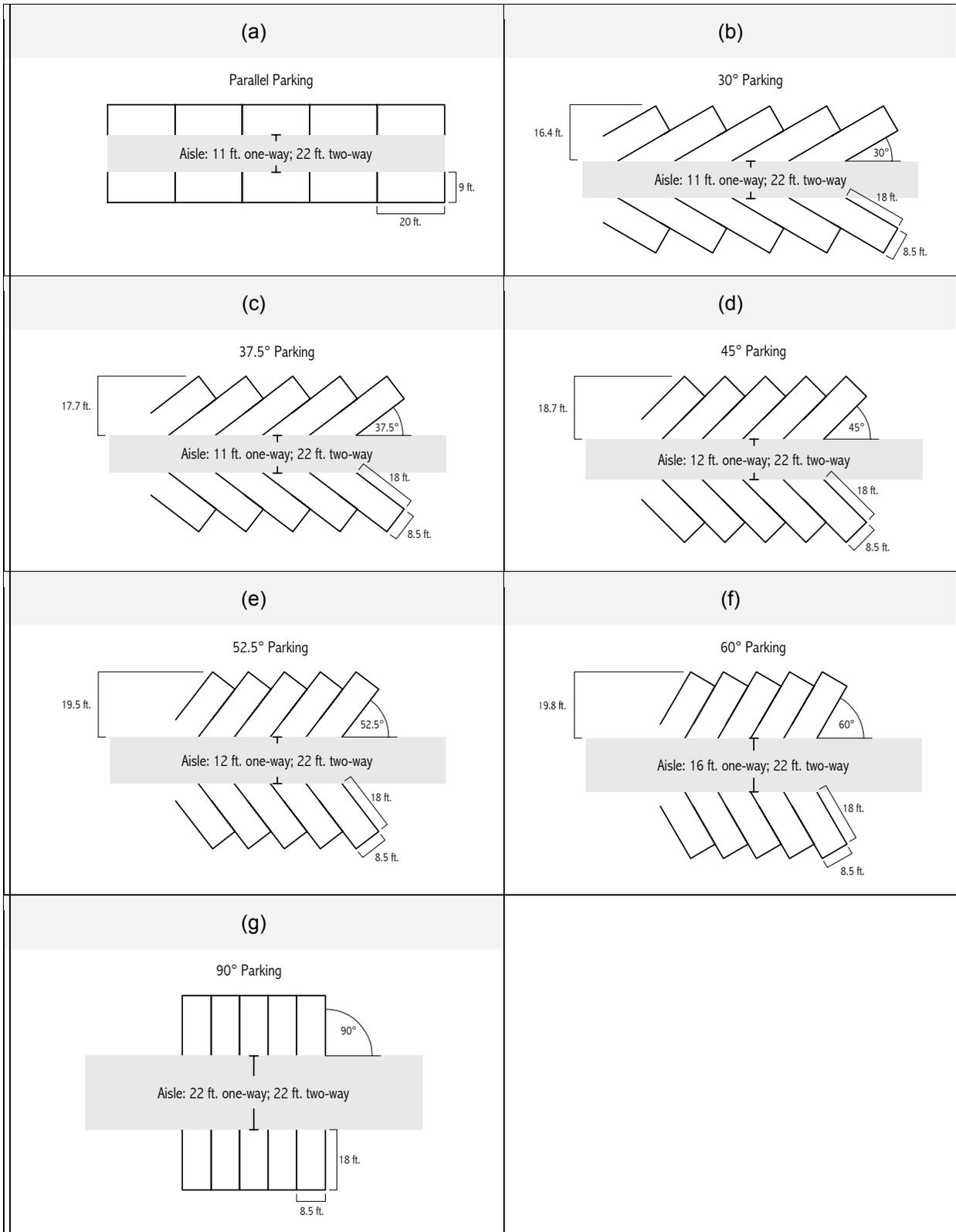
28 **Section 5-1402. Geometric standards for parking and vehicular use areas.**
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30 **A. Dimensions and configuration of parking spaces.**

- 31 1. Required parking space dimensions:
32 a. Parallel parking spaces: nine (9) feet by twenty (20) feet
33 b. Angled parking spaces: eight and one-half (8.5) feet by eighteen (18) feet.
34 c. Disabled parking spaces shall be dimensioned in accordance with Americans with
35 Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG) standard
36 4.6., as amended.
37 2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for
38 all angled parking spaces that abut a sidewalk such that cars are curbed at sixteen and
39 one-half (16.5) feet. The balance of the required depth of the parking spaces between the
40 wheel stop or curb and the sidewalk shall be clear of obstructions.
41 3. Required aisle widths. Minimum required aisle widths shall be as follows:
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<i>Parking Angle</i>	<i>One-Way Aisle</i>	<i>Two-Way Aisle</i>
0° (parallel) (a); 30° (b); 37.5° (c)	11 ft.	22 ft.
45° (d)	12 ft.	22 ft.
52.5° (e)	14 ft.	22 ft.
60° (f)	16 ft.	22 ft.
90° (g)	22 ft.	22 ft.

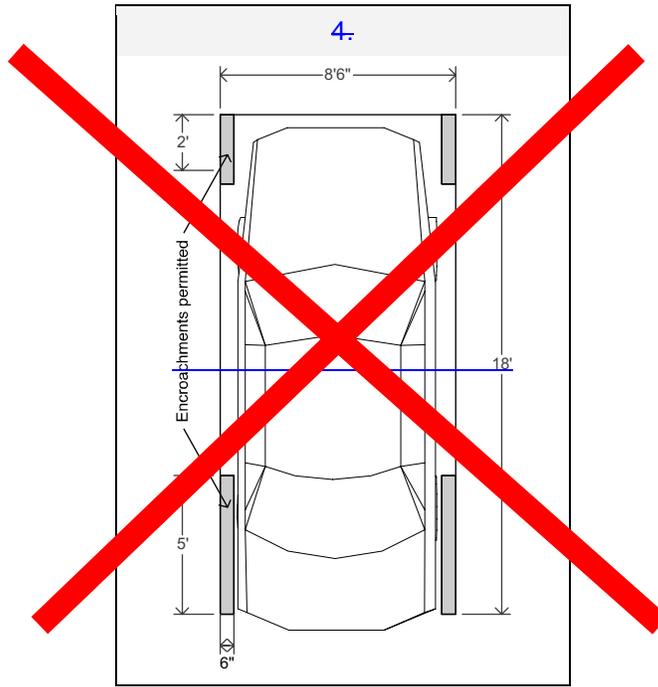
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~~4. Structured parking spaces. Encroachments of no more than six (6) inches are permitted in the front two (2) feet and rear five (5) feet of the length of structured parking spaces along either of the long edges of the parking space but not both.~~



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54. Dimensions of garages and carports.

a. The minimum dimensions of garages and carports are:

Type	Interior Width	Interior Length
One-car garage	12 ft.	22 ft.
Two-car garage	22 ft.	22 ft.
<u>One-car Carport</u>	10 ft.	20 ft.
<u>Two-car carport</u>	<u>22 ft.</u>	<u>20 ft.</u>

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b. Existing carports that were constructed before October 1, 1992 may be converted into enclosed garages if they have the following minimum dimensions:

Type	Interior Width	Interior Length
One-car garage	9 ft.	19 ft.
Two-car garage	18.5 ft.	19 ft.

B. Dimensions of loading spaces. Loading spaces shall be at least ten (10) feet wide by twenty-five (25) feet long, and shall provide at least fourteen (14) feet of vertical clearance.

C. Configuration and connectivity of access driveways and aisles.

1. Access to parking spaces. Access to parking spaces shall be provided in accordance with the following:

Access to parking spaces from:	Permitted methods of access <u>to parking</u> :	Permitted methods of egress <u>from parking</u> :
Alley, local residential street, marginal access street, minor street, cul de sac, or dead-end street	Direct access from <u>street or alley to parking space</u> ; or access from <u>aisle to parking space</u>	In Single-Family Districts, vehicles may back onto street or alley; in all other Districts, vehicles shall not back onto street, but may back onto alleys. Directly from parking space to alley or from aisle to alley. Forward and reverse (back-out) movements are permitted.
<u>Local residential street</u>	<u>Direct access from street to parking space; or access from aisle to parking space</u>	<u>Directly from parking space to street or from aisle to street. Forward and reverse (back-out) movements are permitted.</u>
<u>Marginal access street</u>	<u>Direct access from street to parking space; or access from aisle to parking space</u>	<u>Directly from parking space to street or from aisle to street. In Single-Family Districts, forward and reverse (back-out) movements are permitted. In all other Districts, only forward movements are permitted (back-out onto street is prohibited).</u>
<u>Minor street</u>	<u>Direct access from street to parking space; or access from aisle to parking space</u>	<u>Directly from parking space to street or from aisle to street. In Single-Family Districts, forward and reverse</u>

		<u>(back-out) movements are permitted.</u> <u>In all other Districts, only forward movements are permitted (back-out onto street is prohibited).</u>
<u>Cul de sac</u>	<u>Direct access from street to parking space; or access from aisle to parking space</u>	<u>Directly from parking space to street or from aisle to street.</u> <u>In Single-Family Districts, forward and reverse (back-out) movements are permitted.</u> <u>In all other Districts, only forward movements are permitted (back-out onto street is prohibited).</u>
<u>Dead-end street</u>	<u>Direct access from street to parking space; or access from aisle to parking space</u>	<u>Directly from parking space to street or from aisle to street.</u> <u>In Single-Family Districts, forward and reverse (back-out) movements are permitted.</u> <u>In all other Districts, only forward movements are permitted (back-out onto street is prohibited).</u>
All streets <u>types</u> that are not <u>specifically</u> listed above	Access only from aisle	<u>Egress from aisle only.</u> <u>Only forward movements are permitted (back-out onto street is prohibited).</u> <u>Vehicles shall not back onto street.</u>

2. Ingress and egress driveways.
 - a. The minimum width of ingress and egress driveways shall be:
 1. One-way drive: 15 ft.
 2. Two-way drive: 25 ft.
 - b. Ingress and egress driveways shall connect to the adjacent street or alley such that the intersection of the centerlines of the driveway and the street create an angle that is between 80 and 100 degrees.
 - c. Ingress and egress driveways shall be designed such that:
 1. ~~drivers~~ Drivers can enter and exit the from the property without endangering themselves, pedestrians, or vehicles traveling on abutting streets;
 2. ~~interference~~ Interference with the free and convenient flow of traffic on adjacent streets or alleys is minimized.

Section 5-1403. Parking, Driveway, and Vehicular Use Areas: Provision, Location and Setbacks.

1 **A. Provision of driveways and driveway approaches.**

- 2 1. Driveways and driveway approaches required. All vehicular use areas shall have a
3 driveway connection to the street.
- 4 2. Permitting and construction costs. Permitting and construction of driveway approaches
5 within the public right-of-way shall be at the sole expense of the property owner.
- 6 3. New construction. If a new driveway is required in order to provide access to new
7 construction, the property owner shall either construct the driveway and driveway
8 approach or provide a bond to the City in the amount of 110% of the estimated cost of
9 construction before a building permit is issued for the principal building.
- 10
- 11 ~~1. New development. Where one or more vehicular use areas are provided on a parcel~~
12 ~~proposed for development, the property owner shall provide a driveway that connects~~
13 ~~each vehicular use area to the street. If the connection requires the driveway to cross the~~
14 ~~parkway between the property line and the street pavement line, the owner of the parcel~~
15 ~~shall construct such pavement or provide a bond to the City in the amount of 110% of the~~
16 ~~estimated cost of such construction before a building permit for construction of a building~~
17 ~~is issued.~~
- 18 ~~2. Existing Development. Where the normal use and occupancy of an existing premise or~~
19 ~~building requires vehicular traffic to cross the parkway between the street pavement and~~
20 ~~the property line, the owner of record of such premises or building shall be required to~~
21 ~~construct and maintain a driveway across such parkway between the property line and~~
22 ~~the street pavement.~~

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24 **B. General Location.**

- 25 1. Special Use districts. All required parking in S Districts shall be provided behind buildings
26 and/or in the interior side setback area behind the front building line, except if:
27 a. there is no principal building or the principal building is too small to screen the
28 required parking; or
29 b. the use of the property is a marina, cemetery, or open space area.
- 30 2. Attached residential uses. All required parking for Attached residential uses shall be
31 provided behind buildings or in enclosed garages.

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33 **C. Setbacks.**

- 34 1. Setbacks from buildings. All parts of parking spaces shall be set back from building
35 entrances and exits a distance of at least three (3) feet from the outside edge of the open
36 door the greater of:
37 a. 3 feet, or
38 b. the width of the door at the point of entrance or exit.
- 39 2. Parking garages and accessory decks (> 3.5 ft. in height). Parking garages and
40 accessory decks of a height that is greater than three and one-half (3.5) feet above
41 established grade are subject to the same setback regulations as principal buildings.
- 42 3. Parking garages and accessory decks (<= 3.5 ft. in height). Parking garages and
43 accessory decks of a height that is less than three and one-half (3.5) feet above
44 established grade shall be set back a sufficient distance to comply with perimeter
45 landscaping and sight triangle requirements.
- 46 4. Parking garages (underground). There is no minimum setback for parking garages or
47 parts thereof that are located completely underground, below established grade.
- 48 5. Vehicular use areas. Vehicular use areas shall be set back:
49 a. a sufficient distance to comply with perimeter landscaping and sight triangle
50 requirements; or
51 b. if no perimeter landscaping requirement or sight triangle applies: eighteen (18) inches
52 from all property lines.

53 **Section 5-1404. Materials, Construction, and Drainage.**

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2 **A. Surfacing.** Surfacing of all access aisles, driveways and off-street parking areas shall be
3 composed of one or more of the following:

- 4 1. Asphalt.
- 5 2. Chatahoochee gravel laid in asphalt with all loose gravel removed.
- 6 3. Clay or cement brick.
- 7 4. Concrete.
- 8 5. Decorative concrete pavers.
- 9 6. Loose gravel, provided that areas of loose gravel are set back 17 feet from all property
10 lines and bordered by another permitted driveway material.
- 11 7. Rock laid in asphalt with all loose gravel removed.
- 12 8. Wood block.

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14 ~~**B. Drainage.** Parking areas shall be drained according to the standards set forth in~~
15 ~~_____ , as amended.~~

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17 ~~**CB. Engineering standards.**~~ The design, ~~and materials~~ and engineering specifications of parking
18 spaces, access aisles, driveways, points of ingress and egress, and turnarounds and other
19 related items not specifically addressed in this Division shall comply with the technical
20 standards promulgated or approved by the Director of the Public Works Department.

21
22 **Section 5-1405. Landscaping, Screening, and Design.**

23
24 **A. ~~In general~~General.** Landscaping shall be provided as required by Article 5, Division 11.

25
26 **B. Screening of integrated structured parking ~~(MF-2, C, and MX Districts).~~**

- 27 1. **When required.** Screening of parking that is structurally and architecturally integrated
28 into or located under a building is required pursuant to this Section 5-1405.B.2. when:
 - 29 a. ~~the~~The building is in an MF-2, C, ~~or~~MX, NPMU, MFC, or LIMU District;
 - 30 b. ~~any~~Any part of the area in or under the building that is used for parking (from
31 finished floor to ceiling) is located above established grade and closer than twenty
32 (20) feet to the front building setback line; and
 - 33 c. ~~no~~No intervening use (e.g., retail, lobby, etc.) is located between the parking and the
34 front setback line at ground level.
- 35 2. **Screening requirement.** Portions of buildings which must be screened pursuant to this
36 Section shall be screened as follows:
 - 37 a. ~~a~~A decorative ~~wall or fence~~ or fence and wall combination that is at least four and
38 one-half (4.5) feet in height shall be provided along the portion of the building that is
39 used for off-street parking, except at points of ingress and egress; and
 - 40 b. ~~urban~~Urban open space and landscaping that screens the building to a height of
41 seven (7) feet at the time of planting shall be provided between the fence and the
42 building.



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3 **C. Parking garage exterior façade treatment.**

- 4 1. The exterior façades of parking garages that are not subject to Subsection B shall be
5 designed and improved so that the use of the building for parking is not readily apparent.
6 2. Parking garages that are not subject to Subsection B shall reflect the architectural
7 character and exterior finishes of the principal building that is to be served.
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9 **D. Mechanical access parking structures and parking lifts.** Mechanical access parking
10 structures and parking lifts shall be located within a structure so that a visual barrier is in
11 place to screen the parking from pedestrian view. The structure shall be subject to all
12 standards that apply to the design and location of parking garages.
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14 **Section 5-1406. Visibility Triangles.**

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16 **A. Generally.**

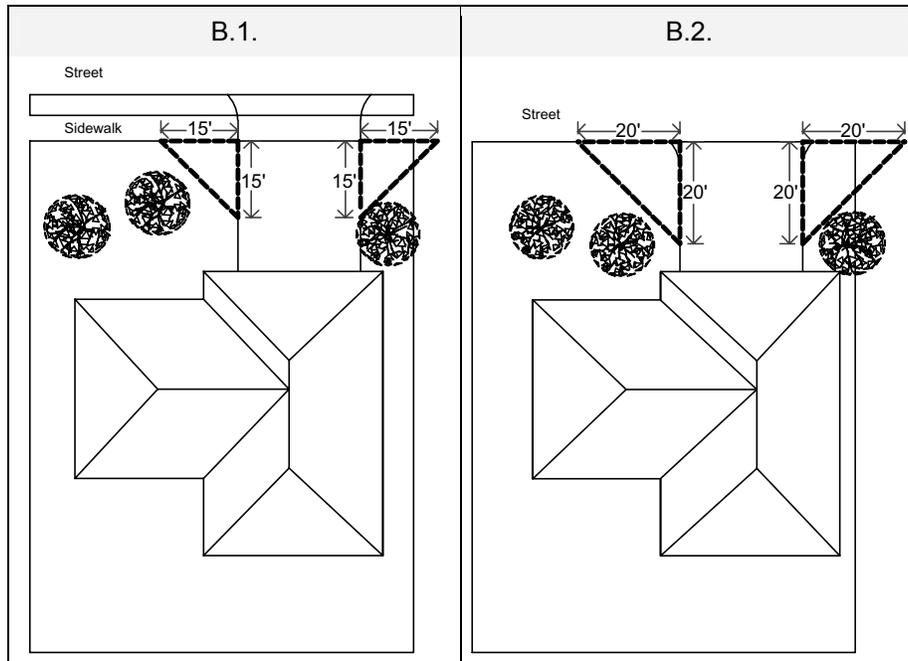
- 17 1. All triangles of visibility that are required by this Section ~~5-1406~~ shall be kept clear of
18 visual obstructions between a height of three (3) feet and eight (8) feet above the
19 established grade.
20 2. The standards of this section are intended to provide a higher standard for visibility than
21 that set out in the Miami-Dade County Code for rights-of-way that are 50 feet in width or
22 less. Visibility triangles for driveways and intersections that are not included in this
23 section shall be provided in accordance with the standards set out in the Miami-Dade
24 County Code.
25

26 **B. Ingress and egress driveways.** All ingress and egress driveways in residential districts and
27 Special Use Districts that connect to streets with rights-of-way of 50 feet or less in width shall
28 provide triangles of visibility as follows:

- 29 1. If a sidewalk is located between the property line and the street, then the legs of the
30 triangle of visibility shall:
31 a. be fifteen (15) feet long; and
32 b. meet at the point of intersection of the driveway and the edge of the sidewalk that is
33 closest to or on the property line.
34 2. If there is no sidewalk located between the property line and the street, then the legs of
35 the triangle of visibility shall:
36 a. be twenty (20) feet long; and
37 b. meet at the point of intersection of a line that extends from the edge of the driveway
38 and a line that extends from the edge of pavement of the abutting street (flare outs
39 are included within the triangle of visibility).
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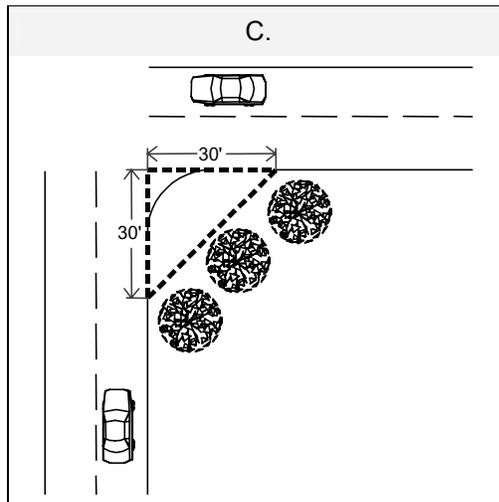
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- C. Street intersections.** Triangles of visibility shall be maintained at all street intersections where the widths of the rights-of-way are 50 feet or less and the streets are within or abutting residential and special use districts. The legs of the triangles of visibility shall:
1. Be a minimum of thirty (30) feet long; and
 2. Meet at the point of intersection of a line that extends from the edge of pavement of the intersecting streets (curb radii are included within the triangle of visibility).



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1 **Section 5-1407. Illumination.** Illumination of parking areas shall be provided in
2 accordance with the standards set out in Chapter 8C of the Miami-Dade County Code.
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4 ~~**A. Intensity.** Illumination of vehicular use areas, parking, and pedestrian use areas shall be~~
5 ~~provided at the following intensities:~~

- 6 ~~1. In general: one third (1/3) foot-candle on the surface of the vehicular use area.~~
7 ~~2. Non enclosed parking and pedestrian use areas that are located in, on, or under~~
8 ~~buildings: one (1) foot-candle on the surface of the parking and pedestrian use area.~~
9 ~~3. No luminance ratio shall exceed twelve to one (12:1).~~

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11 ~~**B. Timing.** Illumination of vehicular use areas, parking, and pedestrian use areas shall be~~
12 ~~provided during the following time periods:~~

- 13 ~~1. Group E, F, and G occupancies (as defined by the Florida Building Code): dusk until~~
14 ~~thirty (30) minutes after the end of business each operating day.~~
15 ~~2. Group H occupancies (as defined by the Florida Building Code): dusk until dawn every~~
16 ~~day.~~

17
18 ~~**C. Design.** All lights shall be deflected, shaded, and focused away from adjacent properties,~~
19 ~~and lighting shall be designed so that it does not disturb passing vehicular traffic and the use~~
20 ~~of adjacent properties.~~
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22 **Section 5-1408. Common driveways and remote off-street parking**
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24 **A. Common driveways.** Adjacent properties are permitted to share a common driveway,
25 provided:

- 26 1. The property owner(s) submit an appropriate restrictive covenant or access easement in
27 recordable form acceptable to the City Attorney; and
28 2. The restrictive covenant or access easement provides for the continued existence of the
29 shared driveway until such time as the City Manager releases the obligation of the
30 restrictive covenant or access easement.

31
32 **B. Remote off-street parking.** Remote off-street parking is permitted in the CBD, provided:

- 33 1. The perimeter of the remote off-street parking facilities is located within three hundred
34 (300) feet of the perimeter of the building site;
35 2. The remote parking facilities are not located in a single-family zoning district;
36 3. The property owner(s) submit an appropriate restrictive covenant or parking easement in
37 recordable form acceptable to the City Attorney; and
38 4. The restrictive covenant or parking easement provides for the continued use of the
39 remote parking until such time as the City Manager releases the obligation of the
40 restrictive covenant or parking easement.

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42 **Section 5-1409. Amount of ~~Required-required~~ Parkingparking**
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44 **A. Exemptions from required parking.** Buildings that are located within the Central Business
45 District (CBD) that have a floor-area-ratio of 1.25 or less (1.45 or less if Mediterranean bonus
46 is used) are not required to provide off-street parking for any uses except residential units
47 ~~and restaurants.~~
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49 **B. Calculation of parking requirements.**

- 50 1. Required parking shall be provided for each use on a building site, according to the
51 following table:
52

USE	MINIMUM PARKING REQUIREMENT
RESIDENTIAL	
Attached Dwellings	2 spaces per unit, <u>plus one space per 10 units</u>
Detached Dwellings	2 spaces per unit (<u>at least one of the spaces</u> 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 <u>250</u> sq. ft. of floor area
Alcoholic Beverage Sales	1 space per 350 <u>250</u> 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 <u>equivalent (FTE)</u> , plus <u>2 spaces per 5 beds, 4 space per 3 residents of maximum capacity</u>
Auto Service Stations	2 spaces per fuel pump <u>1 space per 250 sq. ft. of accessory retail floor area</u>
Bed And Breakfast	1 space, plus 1 space per sleeping room
Camp	1 space per full-time employee <u>FTE</u> , plus 1 space per 4 students aged 16 years or older based on maximum capacity.
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 <u>FTE</u> , plus <u>1 space per 3 residents at maximum capacity</u> <u>2 spaces per 5 beds</u>
Day Care	1 space per 100 <u>800</u> sq. ft. of floor area
Educational Facilities	<u>1 space per student station, 4 space per 100 sq. ft. of floor area or 1 space per 10 seats, whichever is greater</u>
Funeral Homes	1 space per 4 fixed seats plus 1 space for each 40 sq. ft. of floor area used for temporary seating.
Golf or Tennis Grounds	4 spaces per hole (golf) 3 spaces per court (tennis) 1 space per 18 linear feet of bleachers
Group Homes	1 space per full-time employee <u>FTE</u> , plus 1 space per 3 beds
Heliport And Helistop	1 space per tie-down
Hospitals	2 spaces per patient bed
Indoor Recreation / Entertainment	The greater of 1 space per 5 fixed seats or 1 space per 300 sq. ft. of floor area
Manufacturing	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area
Marinas And Marina Facilities	1 per marina slip, plus 1 per 350 sq. ft. of floor area of marina facilities
Medical Clinic	1 space per 200 sq. ft. of floor area, <u>plus 1 space per FTE</u>
Mixed Use or Multi-Use	Parking shall be provided for each use in the mix of uses in correlation with the requirements of this table.
Municipal Facilities	1 space per 4 visitors during estimated peak use periods, except that neighborhood parks shall not be required to include parking spaces. Municipal golf or tennis facilities shall provide parking pursuant to the Golf or Tennis Grounds parking requirements.

USE	MINIMUM PARKING REQUIREMENT
Nursing Homes	1 space per full-time-employee FTE, plus 1 space per 3 beds
Offices	1 space per 300 sq. ft. of floor area
Outdoor Recreation / Entertainment	1 space per 4 visitors during estimated peak use periods
Outdoor Retail Sales, Display And/Or Storage	1 space per 350 sq. ft. of land area delineated or put to such use
Overnight Accommodations	1 space, plus 1 space per sleeping room
Private Club	1 space per 250 sq. ft. of floor area
Private Yacht Basin	3 spaces per 4 yacht slips
Public Transportation Facility	1 space per 100 sq. ft. of terminal and station area
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).
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
Restaurants	12 spaces per 1,000 sq. ft. of floor area
Restaurants, Fast Food	12 spaces per 1,000 sq. ft. of floor area
Retail Sales And Services	1 space per 250 sq. ft. of floor area
Sales and/or Leasing Offices	1 space per 300 sq. ft. of floor area
Schools	1 space per full-time-employee FTE, plus 1 space per 4 students aged 16 years or older based on maximum capacity.
Self-Storage Warehouses	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area
Telecommunications Towers	2-spaces per tower 0 spaces
TV / Radio Studios	1 space per 300 sq. ft. of floor area, plus 1 space per 3 studio audience members at maximum capacity
Utility / Infrastructure Facilities	1 space per 2,000 sq. ft. of floor area 0 spaces
Utility Substations	4-spaces 0 spaces
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
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
Vehicle Service, Major	1 space per 300 sq. ft. office floor area, plus 1 space per 500 sq. ft. all other floor area
Veterinary Offices	1 space per 250 sq. ft. of floor area
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
GOVERNMENTAL USES	
Fire Station	3 spaces, plus 1 space per 2 employees on maximum shift.
Libraries	1 space per 250 sq. ft. of floor area
Offices	1 space per 300 sq. ft. of floor area

USE	MINIMUM PARKING REQUIREMENT
Police Station	2 spaces per 3 employees on maximum shift, plus 1 space per vehicle stored on-site
Post Office	1 space per 200 sq. ft. of floor area

2. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.

C. Alternative parking requirements. If a use is not listed in Section 5-1409.B.1., then the off-street parking requirement shall be the same as the requirement for a functionally similar use that is listed in Section 5-1409.B.1., as determined by the Development Review Official.

D. Loading spaces. Adequate loading spaces shall be provided for all nonresidential and attached residential uses, commercial, educational, and industrial buildings.

E. Calculation of compliance with parking requirement.

1. Excluded parking spaces. Parking spaces that meet any of the following criteria shall not be counted in determining the amount of parking provided pursuant to this Section 5-1409:

- a. Off-street parking spaces that are operated as a commercial parking lot.
- b. Off-street parking spaces that are provided for residential and overnight accommodations uses and are available only upon payment of a fee.
- c. Tandem spaces, except those that serve townhomes, or are used exclusively for valet parking as provided in paragraph 2, below.

2. Valet parking spaces. Valet parking spaces for overnight accommodations, restaurants, and minor vehicle sales in any zoning district may comprise up to twenty-five percent (25%) of the required parking spaces for those uses.

3. Remote parking spaces. In the CBD District, remote parking spaces may comprise up to fifty percent (50%) of the required parking spaces for residential uses.

4. ~~Mechanical access parking structures and parking lifts~~Automated parking systems. Spaces in ~~mechanical access parking structures and parking lifts~~automated parking systems shall be counted as required parking spaces, provided that:

- a. They are not self-service, except if used for residential parking;
- b. if they require no more points of ingress or egress than a conventional parking garage of the same capacity in order to provide for comparable safe and orderly traffic flow on adjacent streets, and; They have an average delivery rate of five (5) minutes; and
- ac. The proposed development has less building volume than the maximum amount of floor area of the same proposed uses and same ceiling heights that could be developed on the site if the site were served only by conventional structured parking spaces.
~~The building served by the mechanical access parking structure or parking lift is no greater in size than the largest building that could be constructed on the parcel proposed for development with exclusively conventional structured parking; or~~
- bd. ~~—In the alternative to paragraph c., the~~The building is located in the CBD and, has a floor area ratio of 1.25 or less (1.45 or less if Mediterranean “height bonus” pursuant to Sec. 5-604.C. is used), including the area used for mechanical access parking structure or parking lift~~the automated parking system, and the spaces are used for required residential parking.~~

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5. Counted parking spaces. All parking and loading spaces that are provided on-site and all parking spaces that are in permitted remote off-street parking facilities count in determining the amount of parking provided pursuant to this Section 5-1408, except as provided in Section 5-1409.E.1. through 4.