



February 1, 2010

MEMORANDUM

Bulletin L-01-10

To: All Permit Applicants

From: Thomas H. Goldsbury, P.E., C.B.O., LEED AP
Chief, Building Inspection Division

Subject: New Parking and Landscape Requirements

The purpose of this Bulletin is to make you aware of a new ordinance that has just been passed that implements some revised required parking standards as well as new landscaping standards in relation to Parking Field Size. As a result, larger off-street parking lots may be held to a higher perimeter and/or interior landscaping standard as well as the possibility of required pervious parking area. Please see the new parking ratios below as well as the new Parking Lot Landscaping Matrix. A copy of the complete ordinance (2009-907) is attached.

New Parking standards:

656.604 (e) Office and professional uses

- (1) Medical and dental offices or clinics: 4 spaces for each 1000 square feet of gross floor are.**
- (3) Professional and business offices: 3 spaces for each 1000 square feet of gross floor area.**

(f) Commercial uses:

- (1) Business, commercial or personal service establishments: 3 spaces for each 1000 square feet of gross floor area.**

- (g) Industrial, wholesale, warehouse, storage and similar uses: 1 space for each 2000 square feet of gross floor area.**

Per ordinance 2009-907-E, "Off-Street parking and loading areas shall be landscaped in accordance with the requirements of Part 12 (Landscape and Tree Protection Regulations) and shall meet or exceed the landscaping requirements contained within the Parking Lot Landscaping Matrix, Figure B.

Please contact Sean Kelly in the Planning Department (630-1474) if you have any questions.

ORDINANCE 2009-907-E

**CHAPTER 656
ZONING CODE**

PART 1. GENERAL PROVISIONS

SUBPART B. ADMINISTRATION

Sec. 656.109. Administration and enforcement; interpretation of Zoning Code; administrative deviations.

* * *

(d) The Zoning Administrator is authorized to grant administrative deviations to reduce minimum lot area and required yards, minimum number of required off-street parking spaces, minimum landscaping requirements, maximum lot coverage, areas of situational compatibility buffer requirements, set forth in Section 656.399.19, required driveway aisle widths, and to increase the allowable maximum height of structures, including fences, and to increase the maximum number of off-street parking spaces.

**CHAPTER 656
ZONING CODE**

**PART 3. SCHEDULE OF DISTRICT REGULATIONS
SUBPART O. RIVERSIDE/AVONDALE ZONING OVERLAY**

Sec. 656.399.15. Applicability.

When the regulations of this Zoning Overlay impose a different restriction upon the use of buildings or land, or upon the height of buildings, or require other conditions than are imposed or required by other ordinances, other than those ordinances approving Planned Unit Development, adopted prior to this Subpart, the provisions of this Section shall control. Additionally, the parking requirements of this Zoning Overlay shall supersede any conflicting parking requirements set forth in Part 6 of the Zoning Code. It is intended that this Subpart shall be applied to support the historic designation and characteristics of the Riverside/Avondale and St. Johns Quarter Historic Districts and to guide development and redevelopment to support the goals and objectives contained in the Comprehensive Plan and Chapter 307. Application and interpretations of this Subpart shall not be inconsistent with any requirement, process or procedure of Chapter 307, including decisions on applications brought thereunder.

PART 6. OFF-STREET PARKING AND LOADING REGULATIONS
SUBPART A. OFF-STREET PARKING AND LOADING FOR MOTOR VEHICLES

Sec. 656.603. General provisions.

(a) *Existing use.*

- (4) When the capacity of any existing commercial or accessory surface parking lot is increased in capacity by 35% or more, singularly or cumulatively within a five year period, for any reason, the entire lot must be brought into compliance with all the requirements in the zoning code pertaining to same.

Sec. 656.604. Number of off-street parking spaces required.

Off-street parking spaces shall be provided and maintained in all districts. The parking standards provided herein are minimum requirements, however, except as set forth in subsections (e) and (f) below, the maximum number of off-street parking spaces permitted for any use shall be the minimum required plus twenty percent (20%) of the required spaces for parking lots with less than 100 spaces, or ten percent (10%) of the required spaces for parking lots with more than 100 spaces. Parking spaces located in parking garages do not apply toward the determination of the maximum number of parking spaces. Additional increases in parking, beyond the allowed, shall require an Administrative Deviation and parking demand analysis.

(e) *Office and professional uses:*

- (1) Medical and dental offices or clinics--~~One space for each doctor plus one space for each two employees plus one and one half spaces for each consultation room or examining room.~~Four spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.
- (2) Research laboratories--One space for each two employees plus one space for each company vehicle plus two spaces for patron parking.
- (3) Professional and business offices (other than medical or dental offices)—~~Two spaces for each 500 square feet of gross floor space.~~Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.
- (4) Radio or television broadcasting office or studio--One space for each 500 square feet of gross floor area.

(f) *Commercial uses:*

- (1) Business, commercial or personal service establishments (not otherwise listed)--~~One space for each 300 square feet of gross floor area plus, where applicable, one space for each 1,000 square feet or lot or ground area outside buildings used for any type of sales or display.~~Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.
- (2) ~~Wholesale, warehouse or storage use--One space per 5,000 square feet of gross floor area or major fraction thereof, or one per employee on the peak shift, whichever is greater.~~

- (32) Marinas--Two spaces per three boat slips plus one space per four dry boat storage spaces plus spaces for other uses a normally required, including restaurants.
 - (43) Auto service station--Two spaces plus four spaces for each service bay.
 - (54) Auto repair--One space per 200 square feet of gross floor area.
 - (65) Bus, railroad or other transportation terminals--One space for each 400 square feet of non-storage floor area, plus one space for each two employees.
- (g) Industrial, wholesale, warehouse, storage and similar uses: All uses in industrial districts not otherwise listed--One space for each employee on peak shifts plus one space for each company vehicle operating from the premises plus one space for each 5,000 square feet of gross floor area. One space per 2,000 square feet of gross floor area.

Sec. 656.607. Design standards for off-street parking and loading facilities.

(b) Off-street parking distances from commercial, office, professional, industrial, wholesale, warehouse and storage building entrances – Parking lots that have any parking space located in excess of 300’, measured perpendicular from the parking space to the structure entrance or from each single entrance when multiple entrances front on the parking lot shall provide an above grade landscaped pedestrian connection for every other row of parking. Each landscaped pedestrian walkway shall be at least 6’ wide and designed to provide a shaded path that encourages pedestrian activity and minimizes pedestrian and vehicle conflicts. The walkways shall extend to the building entrance or frontage drive with pedestrian crossing signage and striping. All walkways shall be lit with pedestrian scale lighting. All parking lots with more than 200 spaces located more than 300 feet from a building entrance, measured perpendicular from the parking space to the structure entrance or from each entrance when multiple entrances front on the parking lot, shall have one six foot wide landscaped pedestrian connection from the parking lot to the entrance or entrances that are more than 300 feet from a parking lot with more than 200 spaces. The pedestrian connection(s) shall be centralized, shaded and minimize pedestrian and vehicle conflicts. This six foot wide landscaped and lighted pedestrian connection shall be provided for every three parking aisles, where parking exceeds 300 linear feet from the building entrance.

(j) Landscaping. Off-street parking and loading areas shall be landscaped in accordance with the requirements of Part 12 (Landscape and Tree Protection Regulations) and shall meet or exceed the landscaping requirements contained within the Parking Lot Landscaping Matrix, Figure B attached.

PARKING LOT LANDSCAPING MATRIX

Landscaping	Average Perimeter Adjacent to Public ROW					Perimeter Adjacent to Complementary Use					Perimeter Adjacent to Uncomplementary Use					Interior Landscaping Vehicle Use Area				
	<25 Spaces Infill	<25 Spaces New	25 to 200 Spaces	200 to 500 Spaces	>500 Spaces	<25 Spaces Infill	<25 Spaces New	25 to 200 Spaces	200 to 500 Spaces	>500 Spaces	<25 Spaces Infill	<25 Spaces New	25 to 200 Spaces	200 to 500 Spaces	>500 Spaces	<25 Spaces Infill	<25 Spaces New	25 to 200 Spaces	200 to 500 Spaces	>500 Spaces
Parking Field Size																				
Parking Rate																				
3 per 1,000	5'	8'	10'	10'	15'	0' Terminal Isl. Req'd	5'	5'	5'	10'	5'	10'	10'	10'	15'	5%	5%	10%	10%	10%
4 per 1,000	5'	8'	10'	10'	15'	0' Terminal Isl. Req'd	5'	5'	10'	10'	5'	10'	10'	10'	15'	5%	10%	10%	10%	15%
5 per 1,000	10'	10'	15'	15'	20'	5' Terminal Isl. Req'd	5'	10'	10'	15'	10'	10'	10'	15'	20'	10%	10%	10%	15%	15%
6 per 1,000	10'	15'	15'	20'	25'	10'	10'	10'	15'	15'	10'	10'	15'	20'	25'	10%	10%	15%	15%	20%

Parking rates at 4/1000 require 10% pervious parking on-site

Parking rates at 5/1000 require 15% pervious parking on-site

Parking rates at 6/1000 requires 20% pervious parking on-site

- Infill means an area or areas
- (a) Urban Infill as defined in the Comprehensive Plan
- (b) The area, or one or more neighborhoods within the area, suffers from pervasive poverty, unemployment, and general distress as defined by s. 290.0058;
- (c) The area exhibits a proportion of properties that are substandard, overcrowded, dilapidated, vacant or abandoned, or functionally obsolete which is higher than the average for the local government; or
- (d) The area includes or is adjacent to community redevelopment areas, brownfields, enterprise zones, or Main Street programs, or has been designated by the state or Federal Government as an urban redevelopment, revitalization, or infill area under empowerment zone, enterprise community, or brownfield showcase community programs or similar programs.

Figure B

**PART 12. LANDSCAPE AND TREE PROTECTION REGULATIONS
SUBPART C. LANDSCAPING REQUIREMENTS**

Sec. 656.1214. Vehicular use area interior landscaping.

(a) Vehicular use areas open to the public: ~~Ten percent of vehicular~~ Vehicular use areas (VUA's) used for off-street parking, employee parking, auto service stations, outdoor retail display and sale of motor vehicles, service drives, and access drives within property located in multifamily, residential, commercial, industrial, and public facilities use zoning districts shall be landscaped. All vehicle use area landscaping shall also satisfy the requirements set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j). In the event the landscaping required under this section exceeds the requirements set forth in the Parking Lot Landscaping Matrix, Figure B of Section 656.607(j), the requirements of this section shall be relaxed to the extent necessary to comply with the Parking Lot Landscaping Matrix.

Sec. 656.1215. Perimeter landscaping.

(a) Perimeter landscaping adjacent to streets: All perimeter landscaping shall also satisfy the requirements set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j). In the event the landscaping required under this section exceeds the requirements set forth in the Parking Lot Landscaping Matrix, Figure B of Section 656.607(j), the requirements of this section shall be relaxed to the extent necessary to comply with the Parking Lot Landscaping Matrix. All VUA's which are not entirely screened by an intervening building from any abutting dedicated public street or approved private street, to the extent such areas are not so screened, shall contain the following:

(1) A landscape area is determined by the total number of parking spaces provided and the parking rate. All perimeter landscaping shall conform to Section 656.607(j), Parking Lot Landscaping Matrix, Figure B. Landscaped area calculations shall be met exclusive of any driveway width. ~~of not less than ten square feet for each linear foot of VUA street frontage, 50 percent of which shall be at least a five-foot wide strip abutting the street right-of-way except for driveways.~~ The remaining required landscape area shall be located within ~~25~~ 30 feet of the street right-of-way;

(b) Perimeter landscaping adjacent to abutting properties: All perimeter landscaping shall also satisfy the requirements set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j). In the event the landscaping required under this section exceeds the requirements set forth in the Parking Lot Landscaping Matrix, Figure B of Section 656.607(j), the requirements of this section shall be relaxed to the extent necessary to comply with the Parking Lot Landscaping Matrix. All vehicular areas which are not entirely screened by an intervening building from an abutting property, to the extent such areas are not screened, shall contain the following: