

## Parking Code Changes Previously Reviewed By Town Commission

### Subdivision H. - B-1 District Regulations

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#### Sec. 30-272. - Setbacks.

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(c)Rear setback:

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- (2) No building or any part thereof shall be erected on any lot closer than 30 feet from the rear lot line in the following designated areas:

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- f. Off-street parking requirements. Off-street parking requirements in B-1 zoned area where platted parking exists in Block B, Silver Shores Unit A, Plat Book 28, page 39, Broward County Public Records; Block E, Silver Shores Unit A, as the same appears on the Official Town Map prepared by Dolph Map Co., Inc.; and Blocks J and K, Silver Shores Unit B, Plat Book 31, page 3, Broward County Public Records, are as follows:
  - 1. Business and professional offices. All business and professional offices shall have one parking space for each 300 square feet of floor area of the building.
  - ~~2. Restaurants and bars in any B-1 location. All restaurants and bars, including businesses serving food for consumption on premises or to take-out, shall have one parking space for each 50 square feet of floor area utilized for customer service.~~
  - 3. Retail stores. one parking space for each 200 square feet of floor area of the store.
  - 4. Unplatted lots. If off-street parking is not platted for a specific lot, then one parking space shall be required for each 700 square feet of floor area. Setback requirement areas may be utilized to comply with the parking requirements.

#### Sec. 30-318. - Minimum parking requirements.

- (a) *Dwellings, single-family, two-family and condominiums:* two parking spaces for each dwelling.
- (b) *Dwellings, multiple-family:* 1½ parking spaces for each dwelling unit plus one guest space for every five units. If, in addition to dwelling units, there are other uses operated in conjunction with and/or as a part of the multiple dwelling, additional off-street parking spaces shall be provided for such other uses as

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would be required by this section, if such uses were separate from the multiple dwelling.

- (c) *Hotels and motels, including clubs*: One parking space for each rentable unit. A rentable unit is defined as a unit with an outside entry door and bathroom which can be rented individually. The unit may or may not have kitchen facilities. For example, a two-bedroom unit that can be converted to two separate units, each with outside door and bathroom, is counted as two rentable units. A two-bedroom, one-bath unit with only one outside door is counted as one rentable unit. If, in addition to rentable units there are other uses operated in conjunction with and/or as part of the hotel/motel, additional off-street parking spaces shall be provided for such other uses as would be required by this section if such uses were separate from the hotel/motel.
- (d) *Hospitals, sanitariums, asylums, orphanages, convalescent homes, homes for aged and infirm*: one parking space for each bed for patients plus one parking space for each two employees, including nurses, on the maximum shift.
- (e) *Places of public assembly, including assembly halls, private clubs, exhibition halls, convention halls, dance halls, skating rinks, sports areas, community centers, libraries and museums*: one parking space for each three fixed seats, plus one parking space for each 200 square feet of floor area in assembly rooms with movable seats or one parking space for each 200 50 square feet of net floor area utilized for seating or customer service. In places of assembly in which occupants utilize benches, pews or other similar seating facilities, each 20 lineal inches of such seating facilities shall be counted as one seat for the purpose of computing off-street parking requirements.
- (f) *Churches*: one parking space for each three fixed seats, plus one parking space for each 200 square feet of floor area in assembly rooms with movable seats. In churches in which occupants utilize benches, pews or other similar seating facilities, each 20 lineal inches of such seating facilities shall be counted as one seat for the purpose of computing off-street parking requirements.
- (g) *Funeral homes*: one parking space for each four seats in public rooms.
- (h) *Medical, dental lab, chiropractic, health studio, etc., clinics*: one parking space for each 200 square feet of floor area.
- (i) *Business, professional and governmental offices*: Parking space requirements vary depending on the size in gross leasable area (GLA) according to the following table:

Office Size (GLA)	1 Space for Each (Square Feet)
Less than 5,000	250
5,000 to 20,000	300
20,000 to 50,000	325
More than 50,000	350

- (j) *Restaurants, including customer service areas of outside cafes on private property, sandwich shops, coffee shops, and any establishment or portion of an establishment dedicated to preparing and serving food to the public; bars, beer gardens, night clubs*: one parking space for each 50 square feet of floor area in rooms for customer service, except that from February 1, 2011 until January 31,

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2014, no parking spaces shall be required for new restaurants or the expansion area of existing restaurants. This suspension of the parking requirement shall be known as the "Parking Suspension Program."

- (1) Application required. To qualify for the Parking Suspension Program, a Parking Suspension Application must be submitted, in a form to be approved by the Town, with supporting documentation.
  - (2) Eligibility for program. The application, and all supporting documents for the construction of a new restaurant or for a restaurant expansion, shall have been submitted and deemed to be complete by the Town prior to February 1, 2014, and all required permits received and the restaurant subsequently built within the time periods specified in the Town's Code.
  - (3) Status following end of program. At the end of the Parking Suspension Program, all restaurants built under the Parking Suspension Program will become non-conforming uses, and shall be subject to the requirements of the non-conforming use provisions of the Town's Code of Ordinances. Notwithstanding the foregoing, restaurants or expansions of restaurants built under the Parking Suspension Program may be completely remodeled or rebuilt without providing parking, as originally permitted through the Parking Suspension Program, as long as the square footage of customer service area is not increased. Any increase in square footage after the program has ended must comply with the parking requirements in effect at the time of construction of increased square footage.
  - (3) Annual report. The Town Manager shall provide an annual report to the Commission that describes the utilization, effectiveness and impacts of the Parking Suspension Program.
  - (4) Notice and hearing prior to expiration of program. Following public notice, the Town Commission shall conduct a public hearing and evaluation of the program's impacts at least six months prior to its expiration on January 31, 2014.
- (k) *Retail stores:* one parking space for each 225 square feet of floor area.
  - (l) Reserved.
  - (m) *Furniture stores:* one parking space for each 500 square feet of floor area of the building.
  - (n) *Charter, sightseeing or fishing boats:* one parking space for each two seats or fraction thereof; required spaces shall be adjacent to the docks regularly used by the boat or within 400 feet thereof.
  - (o) *Uses not specifically mentioned:* The requirements of off-street parking for any uses not specifically mentioned in this section shall be one space for every 200 square feet of gross floor area.
  - (p) *Marinas and yacht basins:* one parking space for each boat slip and one parking space for each employee.
  - (q) *Banks and savings and loan associations:* one parking space for each 235 square feet of gross building floor area.
  - (r) *Gasoline service stations:* A minimum of three spaces plus one additional parking space for each 200 square feet of building or service floor area in excess of the first 600 square feet.
  - (s) *Leased and rental vehicles:* one space for each leased car maintained on premises plus one space for each employee.

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- (t) *Shopping centers:* Parking space requirements vary depending on the size in gross leasable area (GLA) and composition of the center according to the following table:

Shopping Center Size in GLA	Base Rate (1 Space For Each) (Square Feet)	Special Uses Requiring Additional Spaces Above Base Rate
Less than 50,000	225	10 spaces for each 1,000 sf of food service
		3 spaces for each 100 cinema seats
		1 space for each 700 sf of office use >10% of GLA
50,000–100,000	250	10 spaces for each 1,000 sf of food service
		3 spaces for each 100 cinema seats
		1 space for each 700 sf of office use >10% of GLA
100,000–200,000	250	6 spaces for each 1,000 sf of food service
		3 spaces for each 100 cinema seats > 450 seats
		1 space for each 700 sf of office use > 10% of GLA
200,000–400,000	250	3 spaces for each 100 cinema seats > 750 seats
		1 space for each 700 sf of office use >10% of GLA
400,000–600,000	225	3 spaces for each 100 cinema seats > 750 seats
		1 space for each 700 sf of office use > 10% of GLA
600,000–1,200,000	200	3 spaces for each 100 cinema seats > 750 seats
		1 space for each 700 sf of office use >10% of GLA

- (u) *Convenience stores, grocery stores:* one parking space for each 125 square feet of floor area.
- (v) *Personal service shops:* one parking space for each 200 square feet of service floor area including barber shops and beauty shops.
- (w) *Theaters, movies or otherwise:* one space for every three fixed seats, plus one parking space for each 200 square feet of floor area in assembly rooms with movable seats.

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### Sec. 30-321. - Modification of parking requirements.

**Section 30-321 is repealed and replaced with the following text.**

Requests for a reduction in the minimum parking requirements for a commercial use may be considered by the Town upon receipt of an application in a form approved by the Town, from the owner of the site seeking the reduction, as follows:

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- (a) Minor reductions. Requests for a reduction of (i) 1 to 3 required parking spaces or (ii) up to 10% of the number of required parking spaces may be approved by the Town Manager. If the request is denied by the Town Manager, that decision may be appealed to the Town Commission.
- (b) Major reductions. The Town Commission shall hear requests for reductions in parking in excess of the Town Manager's authority under subsection (a). Such requests shall be accompanied by a parking report, prepared by the Town, analyzing existing and future parking demands, the availability of underutilized public parking spaces, and traffic circulation.
- (c) Criteria for approval of major or minor reduction. Requests for reduction may be approved, in whole or in part, upon a finding that there is sufficient available parking that is open to the public and is judged adequate to accommodate the parking reduction request within a reasonable walking distance of the subject property along a practical and usable pedestrian route.