

Sec. IX. OFF-STREET PARKING AND LOADING REGULATIONS

1. Off-Street Parking and Loading Requirements

- a. Definition of Off-Street Parking Spaces: For the purpose of this ordinance, the term "off-street parking space" shall consist of a minimum net area of ~~two hundred (200)~~ ^{two hundred (250)} square feet of appropriate dimensions for parking an automobile, exclusive of access drives or aisles thereto.
- b. Requirements for Off-Street Parking: There shall be provided at the time of the erection of any main building or structure or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, floor area or seats, minimum off-street automobile parking space with adequate provisions for ingress or egress in accordance with the following requirements:
- (1) Auditorium, theatres or other places of assembly - One space for five persons or seats, or one space for every 150 square feet of floor area of the main assembly hall, whichever is larger.
 - (2) Business or commercial buildings - One space for each three hundred square feet of gross floor area or fraction thereof.
 - (3) Churches, temples or places of worship - One space for each five persons or seats, or one space for each 150 square feet of floor area of the main assembly hall, whichever is greater.
 - (4) Clubs or lodges - One space for each five seats or persons or one space for each 150 square feet of floor area of the main assembly hall, whichever is greater.
 - (5) Hospitals, sanitariums - One space for each four patient beds, plus one space for every two employees on the largest working shift, exclusive of spaces required for doctors.
 - (6) Libraries, museums - A parking area equal to fifty per cent of the floor area open to the public.
 - (7) Manufacturing and industrial uses - One space for each two employees on the largest working shift.
 - (8) Medical or dental clinics - Five spaces for each doctor or dentist.
 - (9) Mortuaries - One space for each eight seats of chapel capacity, plus one additional space for each two employees, exclusive of areas needed for ambulances.

- (10) Nursing or convalescent homes - One space for each four beds.
- (11) Office and Professional buildings - One space for each three hundred square feet of gross floor area.
- (12) Restaurants or other eating places - One space for each three seats.
- (13) Rooming, boarding houses - One space for each two beds.
- (14) Schools and public buildings - One space for each five seats, or one space for every 150 square feet of floor area in the main assembly hall, whichever is greatest.
- (15) Transient lodging facilities - One space for each sleeping unit plus one space for the owner or manager.
- (16) All other uses - To be determined by the official agency of the City of Key West charged with approving plans for such uses to be constructed.

c. Location of Off-Street Parking Spaces:

- (1) Parking spaces for all dwellings shall be located on the same property with the main building to be served where feasible, unless otherwise stipulated elsewhere in this ordinance.
- (2) Parking spaces for other uses shall be provided on the same lot or not more than five hundred feet distant.
- (3) Parking requirements for two or more uses, of the same or different types may be satisfied by the allocation of the required number of spaces of each use in a common parking facility.

2. Off-Street Loading Requirements Generally

a. Requirements for Off-Street Loading Spaces:

- (1) Every single occupancy permitted use having a floor area of ten thousand square feet or fraction thereof requiring the receipt of distribution by vehicles of materials and merchandise shall have at least one permanently maintained off-street loading space for the first ten thousand square feet and one additional space for each twenty thousand square feet of gross floor area or fraction thereof, over and above the first ten thousand square feet.