

Code of Ordinances

ARTICLE VII. - OFF-STREET PARKING AND LOADING^[7]

Cross reference— Parking, stopping and standing, § 70-116 et seq.

DIVISION 1. - GENERALLY

Secs. 108-546—108-570. - Reserved.

DIVISION 2. - REGULATIONS FOR REQUIRED SPACES

Subdivision I. - In General

Sec. 108-571. - Applicability.

Parking shall be provided in all districts at the time any building or structure is erected or enlarged or increased in capacity by a change of use or the addition of dwelling units, transient units, floor area, seats, beds, employees or other factors impacting parking demand as stated in this article. The parking spaces shall be delineated on a development plan if required pursuant to article II of this chapter. If a development plan is not required, the applicant shall submit a scaled drawing which shall be approved by the building official and filed with the building department. The land comprising approved parking spaces required by the land development regulations shall be maintained as off-street parking spaces in perpetuity and shall not be used for other purposes unless there is a city-approved change in land use on the premises which warrants a change in the design, layout, or number of required parking spaces.

(Ord. No. 97-10, § 1(3-15.1), 7-3-1997)

Sec. 108-572. - Schedule of off-street parking requirements by use generally.

Off-street parking spaces shall be provided in accordance with the following schedule for motor vehicles and bicycles:

			Minimum Number of Parking Spaces Required For:	
Use			Motorized Vehicles	Bicycles As % of Motor Vehicles
(1)	Single-family		1 space per dwelling unit	None
(2)	Multiple-family:			
	a.	Within historic district	1 space per dwelling unit	10%
	b.	Outside historic district	2 spaces per dwelling unit	10%
(3)	Churches; public or private schools, libraries, or museums; public buildings; public or private auditoriums, community centers, theaters, facilities for spectator sports, trade institutions, transit facilities and other places of assembly		1 space per 5 seats or 1 space per 150 square feet of floor area in the main assembly hall, whichever is greater	10%, except libraries: 20%; public/private recreation, community centers, and city parking structures: 35%

(4)	Dormitories or single-room occupancy (SRO), roominghouses and/or boardinghouses	1 space for every 2 beds	35%
(5)	Day care centers, kindergartens, nursery schools and other preschool facilities	1 space per employee, with a minimum of 2 employee spaces, plus 5 spaces; or 1 space per employee plus 1 space for every 2 children enrolled; or 1 space for each 300 square feet of building areas, whichever is greater	10%
(6)	Marinas and offshore activities	1 space per liveaboard boat, plus 1 space per 4 pleasure boats stored on site, plus 1 space per 3 passengers based on the total capacity of commercially licensed vessels. The planning board may require additional parking spaces for dry storage slips. For offshore structures: 2 spaces, plus 1 space per 3 passengers based on the cumulative total capacity of motorized watercraft and other seating associated with the permitted activities. No additional off-street parking shall be required for offshore activities operating as an accessory use to an approved principal upland shoreline use	25%
(7)	Motels, hotels and other transient lodging facilities	1 space per lodging unit plus 1 space for the owner or manager	35%
(8)	Private clubs and lodges	1 space per 5 seats or 1 space per 150 square feet within the main assembly area	10%
(9)	Restaurants, bars and lounges	1 space per 45 square feet of serving and/or consumption area	25%
(10)	Scooter, moped, etc., bicycle rental	1 space per 3 scooters, mopeds, etc., and bicycle rentals based on licensed capacity; or 1 space per 200 square feet of gross floor area, whichever is greater	10%
(11)	Hospitals	1 space for each 4 beds, plus 1 space for every employee, excluding doctors, on the largest shift, plus 1 space for each doctor	10%
(12)	Nursing or convalescent homes	1 space for each 4 beds	10%
(13)	Doctors' and dentists' offices or clinics	5 spaces per each doctor or dentist	10%
Use		Motorized Vehicles	Bicycles As % of Motor Vehicles
(14)	Funeral homes	1 space for each 8 seats of chapel capacity, plus 1 space for every 2 employees, plus sufficient parking area to accommodate each hearse	10%

(15)	Banks, public administration offices, office buildings and professional offices other than doctors' or dentists' offices	1 space per 300 square feet of gross floor area	25%
(16)	Retail stores and service establishments	1 space per 300 square feet of gross floor area	25%
(17)	Warehousing or manufacturing	1 space per 600 square feet of gross floor space	10%

(Ord. No. 97-10, § 1(3-15.2(A)), 7-3-1997)

Sec. 108-573. - Special provisions within historic commercial pedestrian-oriented area.

- (a) *Description of area.* The area within the historic commercial pedestrian-oriented area shall include all land zoned HRCC-1; HRCC-2, excepting those properties east of Trumbo Road and Grinnell Street; HRCC-3; HNC-1, excepting all land located east of lots which front on the east side of Simonton Street; HNC-3; as well as the lands within the HRO district which is located immediately east of Truman Annex, the post office and the courthouse; the HNC-2 district abutting the south side of Caroline Street; and the three HPS districts located west of Simonton Street.
- (b) *Special off-street parking requirement.* Within the historic commercial pedestrian oriented area described in subsection (a) of this section, parking requirements shall be applied whenever:
 - (1) New nonresidential floor area is constructed;
 - (2) New residential or transient residential units are constructed;
 - (3) The amount of nonresidential floor area is increased due to expansion of existing structure or conversion of residential floor area to nonresidential floor area; or
 - (4) The number of residential or transient residential units available is increased due to conversion of nonresidential uses to residential or transient residential uses or internal or external construction of additional residential or transient residential floor area.
- (c) *Change of existing commercial pedestrian oriented uses.* No additional off-street parking shall be required within the historic commercial pedestrian-oriented area if a commercial structure is the subject of a change from one type of commercial use to another type of commercial use, so long as no additional or expanded floor area is created. However, the off-street parking regulations in this article shall apply to the following:
 - (1) Additional floor area; or
 - (2) Any nonresidential floor area created after January 1, 1998, and converted to another use requiring more parking.

Any preexisting off-street parking serving the structure must be maintained to service the new use. Similarly, preexisting parking shall not be used as a site for additional floor area unless the total off-street parking required pursuant to this article is made available to accommodate the existing and new proposed floor area.

- (d) *Location of bicycle parking.* In the historic commercial pedestrian-oriented area, as part of development plan review pursuant to article II of this chapter, the city may approve the provision of bicycle parking in the right-of-way or in a public bicycle parking area.

(Ord. No. 97-10, § 1(3-15.2(B)), 7-3-1997; Ord. No. 00-04, § 16, 2-1-2000)

Sec. 108-574. - Substitution of bicycle parking spaces.

An applicant for development plan approval pursuant to article II of this chapter may file a request for a variance to substitute additional bicycle parking (i.e., bicycle parking in excess of that required pursuant to section 108-572). The planning board may grant such variance upon a finding that such additional bicycle parking would be beneficial and would satisfy the specific conditions of sections 90-394 and 90-395. However, hardship conditions shall not be a mandatory condition of obtaining the subject variance. If the planning board determines the requested bicycle parking is compliant with the referenced criteria, the planning board shall require that such additional parking be located on a site within 100 feet of the subject site. Furthermore, in determining the appropriate substitution, four bicycle parking spaces shall be

equivalent to one motorized vehicle parking space. All such approved bicycle parking spaces shall satisfy pavement, maintenance, and construction specifications of subdivision II of this division as well as bicycle parking, design, lighting, and security criteria of section 108-643.

(Ord. No. 97-10, § 1(3-15.2(C)), 7-3-1997; Ord. No. 08-04, § 18, 5-20-2008)

Sec. 108-575. - Computation of parking spaces.

In computing the number of required parking spaces, the following rules shall govern:

- (1) *Floor area calculation.* Floor area means gross floor area of a specific use. The gross floor area for a specific use includes common areas such as hallways, storage areas, restrooms, and similar areas.
- (2) *Interpretation of computation with fractions.* When calculation of required parking results in requiring a fractional space, any fraction shall be rounded off to the next highest number.
- (3) *Requirements for uses not identified.* The parking requirement for any use not specified shall be the same as that required for a use of a similar nature as recognized in this division or, where not recognized in this division, shall be based on criteria published by the American Planning Association or similarly recognized standards of their profession, and such standard shall be approved by the city commission.
- (4) *Requirements for mixed uses.* For mixed uses the parking spaces shall be equal to the sum of the several uses computed separately.
- (5) *Applicability of standards to expanding uses.* Whenever a building or use is enlarged in floor area, number of dwelling units, seating capacity or in any other manner so as to create a need for a greater number of parking spaces than that existing, such spaces shall be provided in accordance with this section. Any parking deficiency shall be brought into conformity concurrently with the enlargement or change of use.

(Ord. No. 97-10, § 1(3-15.3), 7-3-1997)

Sec. 108-576. - Location of off-street parking spaces.

- (a) Unenclosed parking spaces may be located within a required yard, except that no parking may be located within the coastal control line setback as defined in section 122-1148, and no parking may be located within any wetland buffer zones as set forth in section 110-91. Parking areas required by activities other than residential may be located on the same lot as the principal structure or may be located all or in part on another lot. If located on another lot, such lot shall have an appropriate zoning designation and shall not be more than 500 feet, measured along a street, from the principal structure of the activity. Where parking is to be located on a separate lot, the applicant shall provide satisfactory evidence of a recorded deed restriction or recorded perpetual easement providing for such required parking on the designated site for the duration of the principal use.
- (b) Notwithstanding subsection (a) of this section, all required bicycle parking shall be located on site within 50 feet of primary entrances and not farther than the motor vehicle parking space nearest to such primary entrances. However, in the historic commercial pedestrian-oriented area, as defined in section 108-573(a), such distance may be exceeded when and if the location of the required bicycle parking is allowed in the public right-of-way or in a public bicycle parking area based on a component of a development plan approved pursuant to procedures stated in article II of this chapter. The 50 feet may also be exceeded if provision of required handicapped parking creates a conflict with this requirement. However, the location of the bicycle parking area under such conditions shall provide for safe and convenient access to the bicyclist.

(Ord. No. 97-10, § 1(3-15.3(F)), 7-3-1997)

Sec. 108-577. - Combined parking spaces.

The required parking spaces for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use at the same time.

(Ord. No. 97-10, § 1(3-15.3(G)), 7-3-1997)

Sec. 108-578. - Driveways serving single-family dwellings.

To meet the requirements for two parking spaces for each single-family dwelling, a driveway leading to a carport or garage may be considered a parking space if the driveway is at least 20 feet in length between the front lot line and the front of the carport or garage.

(Ord. No. 97-10, § 1(3-15.3(H)), 7-3-1997)

Secs. 108-579—108-605. - Reserved.

Subdivision II. - Parking Area Regulations

Sec. 108-606. - Drainage plans for parking surfaces.

Adequate drainage shall be provided for all parking areas. Drainage plans shall be in compliance with this article and shall be approved by the city before construction is begun on any parking area.

(Ord. No. 97-10, § 1(3-15.4(D)), 7-3-1997)

Sec. 108-607. - Landscaping required.

For parking areas containing more than five spaces, at least ten percent of the total area shall be landscaped and shall comply with article VI of this chapter.

(Ord. No. 97-10, § 1(3-15.4(E)), 7-3-1997; Ord. No. 00-04, § 17, 2-1-2000)

Sec. 108-608. - Site plan required.

The construction of any off-street parking area shall require a site plan approved pursuant to article II of this chapter. The site plan shall include the site characteristics, including but not limited to elevation, slope, drainage, soil type and adjacent surface conditions, and the type and amount of anticipated traffic flow.

(Ord. No. 97-10, § 1(3-15.4(F)), 7-3-1997)

Sec. 108-609. - Use of parking areas for purposes other than parking prohibited.

All parking areas shall be used for automobile parking only, with no motor vehicles sales or any other sales activity, dead storage, nonemergency repair work, dismantling or servicing of any kind.

(Ord. No. 97-10, § 1(3-15.4(A)), 7-3-1997)

Sec. 108-610. - Lighting.

Parking areas designed for nighttime use shall have a system of lighting to provide adequate illumination for the entire parking area. Such lighting shall be directed away from adjacent residential properties and public ways. Energy conservation measures shall be employed, including directing light sources downward and away from the sky.

(Ord. No. 97-10, § 1(3-15.4(B)), 7-3-1997)

Sec. 108-611. - Paving of parking surface, maintenance and construction specifications.

- (a) All parking areas shall be paved to meet city standards and maintained in perpetuity. The paving plan shall be approved by the administrative official before construction is begun on any parking area. The owner or successor in ownership shall be responsible for perpetual maintenance. This subsection shall be enforced by the city's code enforcement regulations.
- (b) Parking lots shall be paved with concrete or asphalt or, upon approval of the city engineer, with other dustfree, porous materials. Parking lots paved with concrete or asphalt shall be paved in accordance with the following specifications:

- (1) *Asphalt.* Driveways, from the street to the property line, shall have an eight-inch limerock base and shall be paved with one inch of type III virgin asphalt. Parking lots with a stabilized subbase shall have a six-inch limerock base and shall be paved with one inch of type III virgin asphalt. Parking lots without a stabilized subbase shall have an eight-inch limerock base and shall be paved with one inch of type III virgin asphalt.
- (2) *Concrete.* Driveways and parking lots excepting single-family and two-family structures shall be paved with six inches or 3,000-pound concrete.

(Ord. No. 97-10, § 1(3-15.4(C)), 7-3-1997)

Secs. 108-612—108-640. - Reserved.

Subdivision III. - Design and Specifications for Parking and Loading Areas

Sec. 108-641. - Driveways, aisles and stalls.

The term "driveways" as used within the context of this article shall describe the entrance roadway used to connect the parking area with the nearest street. Driveways may be either one way or two way and shall be constructed to meet the minimum dimensions* in the following table and in any case shall allow for the maneuvering of fire protection vehicles. Aisles are those circulation paths between rows or vehicles allowing access to the individual stalls. The aisles shall be designed to meet the minimum dimensions in the following table. However, when an aisle is coincident with a fire lane, the aisle must be a minimum of 20 feet wide to accommodate fire protection vehicles. Stalls (i.e., parking spaces) are the actual parking area designated for the storage of individual vehicles. The various angles for parking stalls are provided in the following table with their respective dimensions. In addition, the construction and delineation of stalls shall follow the standards outlined in sections 108-642 through 108-646.

*Modifications. Forty percent of total spaces may have a width and length of 7.5 feet by 15 feet. The city commission may approve modifications upon demonstrated need by the applicant and based on recommendations of the city staff. In considering modification to the specifications required by this subdivision, the city commission shall be guided by the current edition of the Architectural Graphic Standards by Ramsey and Sleeper or an equivalent commonly accepted source of standards.

PARKING SPACE ANGLE

Dimension (feet)	45 Degrees	60 Degrees	90 Degrees	Parallel
Width of stall	9	9	9	9
Length of stall	18	18	18	23
Width of aisle	14	18	24	14
Width of one-way driveway	14	14	24	14
Width of two-way driveway	20	20	24	20

(Ord. No. 97-10, § 1(3-15.5(A)), 7-3-1997)

Sec. 108-642. - Design of stalls for motor vehicles.

Each parking stall shall be accessible from an aisle or driveway and designed so that no automobile shall back into a public street in order to exit a parking stall. The internal design of the parking lot shall be designed to facilitate vehicular circulation and avoid conflict between pedestrian and vehicular movements. Internal circulation also shall be designed so as not to create conflict with access into or egress from the site and shall be consistent with the landscape requirements of this subpart B.

(Ord. No. 97-10, § 1(3-15.5(A)(1)), 7-3-1997)

Sec. 108-643. - Bicycle parking design, lighting and security criteria.

Each bicycle parking space shall be at least two feet wide by six feet long with a seven-foot minimum vertical clearance. An access aisle at least five feet wide shall be provided and maintained beside or between rows of bicycle parking. A facility for bicycle parking shall offer security including either a lockable storage enclosure or a stationary rack to which the bicycle can be locked. Bicycle rack design must accommodate both U-shaped locks and cables and include such common shapes as an inverted "U" design or a "ribbon" design. Racks shall be securely anchored. Lighting shall also be provided in bicycle parking areas so that all bicycle facilities are thoroughly illuminated and no less illuminated than any motor vehicle parking stalls on site.

(Ord. No. 97-10, § 1(3-15.5(A)(2)), 7-3-1997)

Sec. 108-644. - Encroachment to entryways of buildings.

No door or pedestrian entrance at ground level shall open directly upon any driveway or access aisle unless the doorway or pedestrian entrance is at least three feet or more from the driveway or access aisle and appropriate improvements are provided to allow for safe pedestrian access to the door.

(Ord. No. 97-10, § 1(3-15.5(A)(3)), 7-3-1997)

Sec. 108-645. - Wheel stops.

- (a) All paved parking spaces shall have lines between spaces to indicate individual stalls, and each stall shall be equipped with wheel stops or similar devices unless a waiver is granted by the city engineer.
- (b) Wheel stops for stalls adjacent to landscaped strips shall be located three feet from the front end of the stall to prevent encroachment into required landscaped areas. The front 2½ feet of the stall may be kept as a maintained vegetative ground cover area although no credit will be extended toward open space requirements of this subpart B.
- (c) Wheel stops for stalls not adjacent to landscaped strips shall be located 3½ feet from the front end of the stall. The front three feet of the stall may be kept as a maintained vegetative ground cover area although no credit will be extended toward the open space requirements of this subpart B.

(Ord. No. 97-10, § 1(3-15.5(A)(4)), 7-3-1997; Ord. No. 00-04, § 18, 2-1-2000)

Sec. 108-646. - Compact car spaces.

Parking lots with 20 or more spaces may be comprised of a maximum of 15 percent compact car parking stalls. Such compact car stalls shall be 7½ feet wide by 15 feet long and marked for use by small vehicles. The markings shall be maintained in perpetuity. The intent is to deter larger cars from using compact car spaces.

(Ord. No. 97-10, § 1(3-15.5(A)(5)), 7-3-1997)

Sec. 108-647. - Accessibility standards.

All publicly maintained and operated parking facilities intended for public use and all businesses, firms, or other persons licensed to do business with the public shall comply with requirements for access established in the Accessibility Requirements Manual published by the department of community affairs, state board of building codes and standards.

(Ord. No. 97-10, § 1(3-15.5(A)(6)), 7-3-1997)

Sec. 108-648. - Entries, exits, drives and vehicle maneuvering areas.

- (a) All uses which are required to provide three or more off-street parking spaces shall have entryways and exitways and drives at least 20 feet in width to accommodate two-way traffic unless a one-way traffic system is utilized, in which case entryways and exitways and drives shall be at least 12 feet in width. If a one-way traffic system is utilized, appropriate traffic direction markers shall be installed. The internal circulation system, including drives and maneuvering areas, shall be designed to permit convenient maneuvering of cars and service vehicles into and out of each parking and loading space and shall be arranged so that no vehicle need back onto a public right-of-way. Where three or more off-street parking spaces are required, no occupied parking or loading space shall interfere with access to any other parking or loading space. The design of parking facilities shall also comply with landscape requirements of article VI of this chapter.
- (b) No parking spaces or loading spaces required pursuant to sections 108-572 through 108-574 shall interfere with access to or along any pedestrian walkway.

(Ord. No. 97-10, § 1(3-15.5(B)), 7-3-1997)

Sec. 108-649. - Required off-street loading spaces.

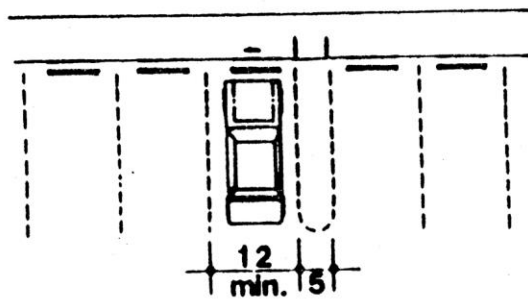
The following off-street loading spaces shall be provided for the uses indicated. All loading areas shall be designed in a manner which maintain all movements on site without entry directly into the right-of-way:

- (1) *Loading space dimensions.* Loading spaces required under this subdivision shall be at least 50 feet long and 12 feet wide.
- (2) *Required loading spaces.* Required loading spaces shall be as follows:
 - a. Every lot used for commercial or manufacturing purposes and having one or more buildings with a total floor area of at least 10,000 square feet and every lot used for office purposes on which there is one or more buildings having a total floor area of at least 20,000 square feet shall be provided with an off-street loading space.
 - b. Every hospital, institution, hotel, commercial or industrial building, or similar use having a floor area in excess of 10,000 square feet, requiring the receipt or distribution by vehicle of materials and merchandise, shall have at least one permanently maintained off-street loading space for each 10,000 square feet of gross floor area or fraction thereof.
 - c. Retail operations, wholesale operations, and industrial operations with a gross floor area of less than sufficient space, not necessarily a full berth, so as not to hinder the free movement of vehicles and pedestrians over a sidewalk, street or alley.
 - d. An additional off-street loading space shall be required for lots used for commercial or manufacturing purposes where the floor area of all buildings exceeds 100,000 square feet.

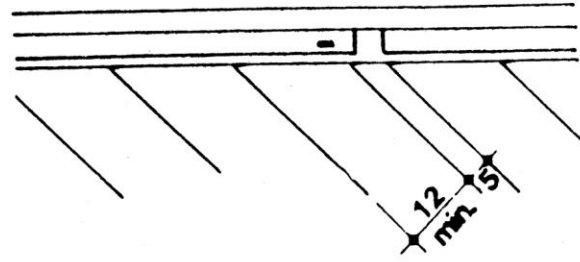
(Ord. No. 97-10, § 1(3-15.5(C)), 7-3-1997)

Sec. 108-650. - Provision for handicapped parking and loading zones.^[8]

- (a) *Location.* Parking spaces designated for physically handicapped people and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically handicapped people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.
- (b) *Parking spaces.* Parking spaces shall be provided as follows:
 - (1) Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to F.S. § 316.1958, 320.0842, 320.0843, 320.0845 or 320.0848.
 - (2) Diagonal or perpendicular parking spaces shall be a minimum of 12 feet wide as shown in figure 108-650(b)(2).



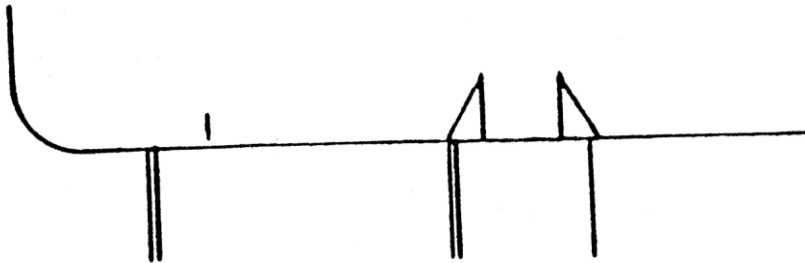
(a) Perpendicular



(b) Diagonal

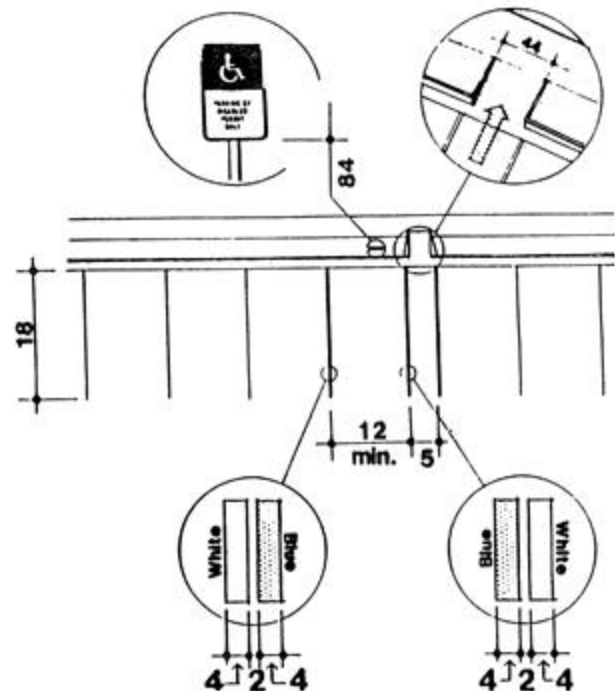
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- (3) Parallel parking spaces shall be located either at the beginning or end of a block or adjacent to alley entrances as shown in figure 108-650(b)(3). Curbs adjacent to such spaces shall be of a height which will not interfere with the opening and closing of motor vehicle doors.



parking spaces 2

- (4) Each such parking space shall be conspicuously outlined in blue paint and shall be posted and maintained with a permanent, abovegrade sign bearing the international symbol of accessibility or the caption "Parking by Disabled Permit Only," or bearing both such symbol and caption as shown in figure 108-650(b)(4). Such signs shall not be obscured by a vehicle parked in the space. All handicapped parking spaces must be signed and marked in accordance with the standards adopted by the state department of transportation.



parking spaces 3

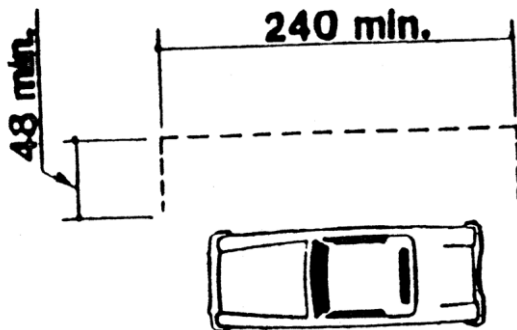
- (5) All spaces shall have an adjacent access aisle 60 inches wide minimum as shown in figure 108-650(b)(2). Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with the accessible route section of the state board of building codes and standards, Accessibility Requirements Manual. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.
- (6) All spaces shall have access to a curb ramp or curb cut, when necessary to allow access to

the building served, and shall be located so that users will not be compelled to wheel behind parked vehicles.

(7) The minimum number of such parking spaces shall comply with the following table:

Total Parking in Lot	Required Number of Accessible Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
Over 1000	20 plus 1 for each 100 over 1000

- (c) *Passenger loading zones.* Passenger loading zones shall provide an access aisle at least 48 inches wide and 20 feet long adjacent and parallel to the vehicle pull-up space as shown in figure 108-650(c). If there are curbs between the access aisle and the vehicle pull-up space, a curb ramp complying with the curb ramp section of the state board of building codes and standards, Accessibility Requirements Manual, shall be provided. A minimum vertical clearance of 108 inches shall be provided at accessible passenger loading zones and along vehicle access routes to such areas from site entrances.



- (d) *Fire lanes and zones.* Fire lanes and zones shall be provided pursuant to the city fire protection code.

(Ord. No. 97-10, § 1(3-15.5(D)), 7-3-1997)

Footnotes:

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Note— Excerpt from the state board of building codes and standards, Accessibility Requirements Manual, department of community affairs, January 1990.

Secs. 108-651—108-675. - Reserved.

DIVISION 3. - PARKING AND STORAGE OF CERTAIN VEHICLES

Sec. 108-676. - Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Boat means every description of watercraft, barge and air boat other than a seaplane, used or capable of being used as a means of transportation on or under the water.

Boat trailer means a trailer used for or designed for carrying boats.

Bus means any motor vehicle designed for carrying more than ten passengers and used for the transportation of persons and any motor vehicle, other than a taxicab, designed and used for the transportation of persons for compensation.

Pole trailer means any vehicle without motive power designed to be drawn by another vehicle and attached to the towing vehicle by means of a reach or pole, or by being boomed or otherwise secured to the towing vehicle, and ordinarily used for transporting long or irregularly shaped loads such as poles, pipes or structural members capable, generally, of sustaining themselves as beams between the supporting connections.

Recreational vehicle means an item of tangible personal property designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

Road tractor means any motor vehicle designed and used for drawing other vehicles and not so constructed as to carry any load thereon, either independently or as any part of the weight of a vehicle or load so drawn.

Semitrailer means any vehicle with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon, or is carried by, another vehicle.

Straight truck means any truck on which the cargo unit and the motive power unit are located on the same frame so as to form a single, rigid unit.

Tandem trailer truck means any combination of a truck tractor, semitrailer and trailer coupled together so as to operate as a complete unit.

Trailer means any vehicle with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle.

(Ord. No. 97-10, § 1(3-15.7(A)), 7-3-1997)

Cross reference— Definitions generally, § 1-2.

Sec. 108-677. - Parking and storage of certain vehicles.

Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.

(Ord. No. 97-10, § 1(3-15.6), 7-3-1997)

Sec. 108-678. - Scope.

The parking of commercial vehicles (i.e., any vehicle licensed by the state as a commercial vehicle, including but not limited to trucks and tractor trucks, tandem trailer trucks, straight trucks, semitrailer trucks, road tractors, pole trucks,

trailers, buses) and recreational vehicles, boats, trailers, and camping vehicles in residential districts shall be regulated as provided in this division.

(Ord. No. 97-10, § 1(3-15.7(B)), 7-3-1997)

Sec. 108-679. - Commercial vehicles.

No commercial vehicles and accessory equipment, including trailers and the like, shall be parked at any time in any residential district unless actually engaged in temporary work or service on the premises. No commercial vehicle of more than 8,000 pounds gross vehicle weight or 20 feet in length shall be parked in any residential district overnight. There shall be no more than one commercial vehicle of any type parked overnight at any one residence in any residential district. Advertising signs with letters more than six inches in height on commercial vehicles parked within residential districts shall not be visible to the public from the property.

(Ord. No. 97-10, § 1(3-15.7(B)(1)), 7-3-1997)

Sec. 108-680. - Recreational vehicles and boats.

- (a) With the exception of properties located in a single-family zoning district or medium density residential district, all recreational vehicles, boats and trailers, and the like, as defined in this division, shall be parked within an enclosed structure, within a carport behind the front setback, within the required minimum rear yard or in the minimum side yard, as defined in Section 86-9, behind the front structure line of the main dwelling. If not located within an enclosed structure, the recreational vehicle, boat and/or trailer shall be screened by a fence and/or plant vegetation of sufficient height and opaqueness so that the vehicle, boat, and/or trailer cannot be seen from a location off the site. A recreational vehicle, boat, and trailer, and the like must be for the resident's individual use or related to employment.
- (b) In single-family zoning district or medium density residential district, all recreational vehicles and the like, as defined in this division shall be parked within the rear yard as defined in Section 86-9. Recreational vehicles may also be parked within the side yard as defined in Section 86-9 so long as more than 50% of the length of the recreational vehicle is located behind the front structure line of the main dwelling, including any permanent structures attached to the front of the main dwelling. For purposes of this subsection, in the event of a corner lot, the front elevation shall be considered giving deference to the historical street address.

(Ord. No. 97-10, § 1(3-15.7(B)(2)), 7-3-1997; Ord. No. 12-27, § 1, 8-21-2012; Ord. No. 18-07, § 1, 4-3-2018)

Sec. 108-681. - Camping vehicles and equipment.

- (a) With the exception of properties located in a single-family zoning district or medium density residential district, no vehicle or equipment primarily designed as temporary living accommodation for recreational camping and travel use and including but not limited to travel trailers, truck campers, camping trailers, or self-propelled motor homes shall be parked forward of the front building line.
- (b) In single-family zoning district or medium density residential district, all vehicles or equipment primarily designed as temporary living accommodation for recreational camping and travel use and including but not limited to travel trailers, truck campers, camping trailers, as defined in this division shall be parked within the rear yard as defined in Section 86-9. Recreational vehicles can also be parked within the side yard as defined in Section 86-9 so long as more than 50 percent of the length of the recreational vehicle is located behind the front structure line of the main dwelling, including any permanent structures attached to the front of the main dwelling. For purposes of this subsection, in the event of a corner lot, the front elevation shall be considered giving deference to the historical street address.
- (c) All automobile trailers, recreational vehicles and the like occupied for living quarters in the city shall be parked in a regularly licensed trailer park.

(Ord. No. 97-10, § 1(3-15.7(B)(3)), 7-3-1997; Ord. No. 12-27, § 2, 8-21-2012; Ord. No. 18-07, § 1, 4-3-2018)

Sec. 108-682. - Parking and storage of recreational vehicles, boats and camping vehicles in multifamily developments.

In addition to the general requirements in sections 108-678 through 108-681, multifamily residential developments, excluding two-family residences, shall be regulated as follows:

- (1) Recreational vehicles, boats, and camping vehicles in multifamily residential areas of 25 dwelling units or more (i.e., apartment and condominium structures) shall be parked only in areas specifically designated for such parking purposes.
- (2) Any multifamily development with 25 dwelling units or more shall provide a minimum of one space per 25 units for the purpose of parking and storing of recreational vehicles, boats and/or trailers. Any fraction of 25 shall require spaces rounded up to the next whole number.
- (3) The designated area for storing recreational vehicles identified in this section shall be at a distance most remote from the dwelling units. The parking area shall be screened with plant material, decorative walls, fences, berms or any combination thereof, in an effort to diminish any visual impact the area may have on the rest of the site.
- (4) The designated area for storing recreation vehicles, boats, and/or trailers shall be a paved surface consistent with the rest of the parking area within the development and shall provide ample ingress and egress and space for easy maneuverability for the type of vehicles and equipment using the area.

(Ord. No. 97-10, § 1(3-15.7(C)), 7-3-1997; Ord. No. 12-27, § 3, 8-21-2012)

Sec. 108-683. - Exceptions.

Exceptions to this division shall be as follows:

- (1) *Commercial vehicles and equipment on residential property.* Commercial vehicles and equipment driven home as a job requirement by employees of the government, private utility companies, or for emergency use may be parked on residential property. Further, vehicles being used for routine deliveries or construction services may be parked on residential property while in the routine course of business.
- (2) *Commercial vehicles and equipment in nonresidential districts.* Commercial vehicles and equipment may be parked on a lot in a district zoned other than residential so long as the vehicles are in regular use by the business located upon the premises. Further, vehicles being used for routine deliveries or construction services may be parked on nonresidential property while in the routine course of business.
- (3) *Recreational vehicles.* Recreational vehicles in all residential zoning districts may be parked on a residential premise for a period not to exceed 24 hours during active loading and unloading. No such vehicle shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use.
- (4) *Recreational vehicle, boats and/or trailers in single-family (SF) or medium density residential (MDR) zoning districts.* Properly registered and licensed recreational vehicles, boats and or trailers may be parked and/or stored on the property without the requirement for structural or vegetative screening or storage within an enclosed structure, with the provision that no part of the recreational vehicle, boat and/or trailer extends into a public right-of-way or an adjoining property.

(Ord. No. 97-10, § 1(3-15.7(D)), 7-3-1997; Ord. No. 12-27, § 4, 8-21-2012; Ord. No. 18-07, § 3, 4-3-2018)

Sec. 108-684. - Enforcement.

The provisions of this division are not complaint driven. Such provisions shall be uniformly and indiscriminately enforced by the Key West Police Department, Key West Parking Division and Key West Code Compliance Department.

(Ord. No. 12-27, § 5, 8-21-2012)

Secs. 108-685—108-710. - Reserved.