

	ballrooms and convention rooms and 1 per 75 square feet for lounges, bars and nightclubs.
Nursery, plant (retail)	1 per 250 square feet of roofed and enclosed building area plus 1 per 2,000 square feet of outside display area open to the public.
Nursery, plant (wholesale)	1 per employee of largest work-shift plus 1 per 10,000 square feet of display area and 1 per acre of growing areas.
Office	1 per 300 square feet.
Office (contractor's)	1 per 300 square feet of office area and 1 per 500 square feet of roofed storage area, plus 1 per each company vehicle that will be parked overnight.
Post office	1 per 100 square feet.
Private organizational club, lodge or fraternal organization	1 per 100 square feet or 1 per 3 seats that will be set up at any time, whichever is greater. This shall be computed on all areas used for offices, meeting rooms, restaurants, dining rooms and indoor recreation. Other uses such as marinas, retail areas and outdoor recreation areas require additional parking at normal requirements.
Printing establishment	1 per 200 square feet of building area. Retail sales areas shall be calculated at 1 per 250 square feet and office area shall be calculated 1 per 300 square feet.
Public buildings (fire, emergency medical service or sheriff station and jail)	1 per 200 square feet for administrative office area and 2 per employee of the largest shift for all other areas plus 1 per 5 prisoners based on the maximum holding capacity for any jails
Recreation facilities (indoor) sports, exercise, fitness, aerobics, or health club/skating rink /game room/bingo parlor	1 per 100 square feet.
Recreation facilities (outdoor) tennis, racquetball or handball courts	3 per court plus other uses as required.
Research laboratory	1 per 300 square feet of office area plus 1 per 500 square feet of other areas or 1 per employee of largest work-shift, whichever is greater, plus 3 for

	visitors.
Residential uses:	
Boarding/rooming house, bed and breakfast residence	1 per rented room plus 2 for owners/employees.
Convalescent home, nursing home, home for the aged, rehabilitation facility.	2 per 5 beds.
Duplex	2 per dwelling unit.
Single-family house, town/row house, mobile home, guesthouse, caretaker's residence	2 per unit.
Multifamily dwelling	All units shall have 1 per unit plus visitor parking computed at 0.5 per efficiency unit, 0.75 per 1-bedroom unit, and 1 per 2-bedroom or larger unit. Office/administrative buildings shall have parking provided at 50 percent of normal requirements.
	When small-scale recreation facilities are accessory to a single-family or multifamily project and intended only for the residents of that project, exclusive of golf courses/clubhouses, the recreation facilities may be computed at 50 percent of normal requirements where the majority of the dwelling units are not within 300 feet of the recreation facilities and at 25 percent of normal requirements where the majority of the dwelling units are within 300 feet of the recreation facilities. However, any recreation facility shall have a minimum of 2 spaces exclusive of parking spaces for dwelling units.
Nursing home	Family care facility, group care facility (category I and category II), and care unit, see LDC for group housing parking requirements.
Restaurant (walk-up or drive-through with walk-up window and/or outdoor seating)	1 per 80 square feet for public use areas including outdoor eating areas or 1 per 2 seats, whichever is greater, and for non-public use areas (kitchen, storage, freezer, etc.) 1 per 200 square feet. A stacking area of 9 vehicles for the first drive-through lane and 6 for any additional drive-through lanes.
Restaurant (drive-through with no walk-up window or outdoor seating)	1 per 100 square feet. A stacking area of 10 vehicles for the first drive-through lane and 7 for any additional drive-through lanes.

Restaurant (fast food)	1 per 70 square feet for public use areas including outdoor eating areas or 1 per 2 seats, whichever is greater, and for non public use areas (kitchen, storage, freezer, etc.) 1 per 200 square feet. A stacking area of 9 vehicles for the first drive-through lane and 4 for any additional drive-through lanes.
Restaurant (sit-down)	1 per 60 square feet for public use areas including outdoor eating areas or 1 per 2 seats, whichever is greater, and for non public use areas (kitchen, storage freezer, etc.) 1 per 200 square feet. Credit for boat slip parking is allowed where the slips have all necessary permits and are located on navigable waterways, using the formula 1 boat slip = 1 vehicle space, provided that each and all boat slips credited shall not be leased or rented for boat storage or utilized for any purpose other than customers frequenting said restaurant. Credit for boat slip parking shall be limited to a maximum of 10 percent of a restaurant's required parking not to exceed a total credit of 1- parking not to exceed a total credit of 10 parking spaces, with the amount credited determined by the development services director based on the likelihood of restaurant customers using these wet slips during peak business hours of the restaurant.
Retail shop or store (not otherwise listed) and department stores	1 per 250 square feet of indoor/outdoor retail and office areas plus 1 per 500 square feet for indoor/outdoor storage areas that have no access for the general public and partly enclosed or open air garden centers.
Schools:	
Business school/vo-tech	2 per 5 students plus 4 per 5 faculty/staff members.
Elementary/junior high school	5 per 4 staff/faculty members.
Senior high school	1 per faculty/staff member plus 1 per 5 students.
Shopping center	1 space per 250 square feet for centers with a gross floor area of at least 16,000 square feet and not having significant cinemas/theaters (none or those with a total cinema/theater seating capacity of less than 5 seats per 1,000 square feet of the shopping center's gross floor area).
No more than 20 percent of a shopping center's	

	floor area can be composed of restaurants without providing additional parking for the floor area over 20 percent. The parking requirement for restaurant floor area exceeding 20% shall be calculated at one parking space per 60 square feet including outdoor waiting and/or seating areas, or 1 per 2 seats, whichever is greater.
	Rear parking requirements: When more than 10 percent of a shopping center's total parking requirement is placed in the rear of the shopping center, the center shall have convenient and well-lighted front and rear accesses for patrons and employees and the rear buildings shall be architecturally finished adjacent to rear accesses.
Sports arena, stadium (outdoor), racetrack, theater, cinema, auditorium, or public assembly area not otherwise listed	1 for each 3 seats/patrons allowed to stand or 1 space per 40 square feet of spectator seating/standing areas, whichever is greater plus 1 for each employee/non-spectator who will be present during performances excluding those arriving by buses. Bus parking is required is when employees, non-spectators or spectators will be arriving by bus.
Storage facility (self-service)	1 per 20,000 square feet of storage buildings plus 1 per 50 vehicle/boat storage spaces plus 1 per 300 square feet of office areas. Minimum of 4.
Supermarket/grocery/ farm stand	1 per 250 square feet. Supermarkets shall also meet the green space requirements and rear parking requirements as shown pursuant to shopping centers as set forth in this section.
Swimming pool/ hot tubs/spas (outdoor)	1 per 75 square feet of water areas for the first 1,000 square feet and 1 for each additional 125 square feet of water areas. A single-family house is exempt from this requirement.
Taxi stand/office	1 space for each employee on the largest working shift, plus 1 space per taxi.
Television/radio studio	1 per employee of largest shift or 1 per 400 square feet, whichever is greater; plus 3 for visitors.
Temporary parking for sport events, religious events or community events	In the case of a church, community or other sporting event which operates on an intermittent or seasonal basis, the required off-street parking may be provided on a temporary basis and need not be permanently designated, paved, drained, or landscaped, provided the use has been approved and [a permit] issue by the development services

	director in accordance with applicable standards for the use.	
Warehouse, wholesale establishment	1 per 1,000 square feet except for sales/office areas which are 1 per 275 square feet.	

SECTION NINE: OFF-STREET LOADING.

- 1) Off-street loading facilities are required by this code so that vehicles engaged in loading shall not encroach on or interfere with public use of streets and alleys by pedestrians and automotive vehicles and so that adequate space shall be available on-site for the unloading and loading of goods, materials, or things for delivery or shipping. Off-street loading facilities supplied to meet the needs of one use may not be considered as meeting the needs of another use. Off-street parking facilities may not be used for or counted as meeting off-street loading requirements.
- 2) When the use of a structure or land or any part thereof is changed to a use requiring off-street loading facilities, the full amount of off-street loading space required shall be supplied and maintained. When any structure is enlarged or any use extended so that the size of the resulting occupancy requires off-street loading space, the full amount of such space shall be supplied and maintained for the structure or use in its enlarged or extended size.
- 3) Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space or off-street parking space. Such loading space shall be accessible from the interior of the building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.
- 4) A plan shall be submitted with every application for a building permit for any use or structure required to provide off-street loading facilities. The plan shall accurately designate the required off-street loading spaces, access thereto, dimensions and clearance.
- 5) Collective, joint, or combined provisions for off-street loading facilities for two or more buildings or uses may be made,

provided that such off-street loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are designed, located, and arranged to be usable thereby.

6) Off-street loading requirements.

Off-street loading spaces shall be provided and maintained as follows:

- a) Each retail store, warehouse, wholesale establishment, industrial activity, terminal, market, restaurant, funeral home, laundry, dry cleaning establishment, or similar use which has an aggregate floor area of:

Square feet	Number of Spaces
5,000 but not over 10,000	1
10,000 but not over 20,000	2
20,000 but not over 50,000	3

Plus one additional off-street loading space for each additional 25,000 square feet over 50,000 square feet or major fraction thereof.

- b) For each multiple-family dwelling facility having at least 20 dwelling units but not over 50 dwelling units: one space. For each multiple-family dwelling facility having over 50 dwelling units: one space, plus one space for each additional 50 dwelling units, or major fraction thereof.
- c) For each auditorium, convention hall, exhibition hall, museum, hotel or motel, office building, sports arena or stadium, two or more buildings or uses may be permitted to combine their off-street loading facilities, provided that such off-street loading facilities meet the requirements of this code, are equal in size and capacity to the combined requirements of the several buildings or uses, and are designed, located, and arranged to be usable thereby; hospitals, sanitariums, welfare institutions, or similar uses which have an aggregate gross floor area of: over 5,000 square feet, but not over 20,000 square feet: one space; plus for each additional 25,000 square feet (over 20,000 square feet) or major fraction thereof: one space.

- d) For facilities not of sufficient size to meet the minimum requirements set forth therein, each such facility shall provide off-street loading on the property, to insure that no deliveries or shipments of goods or products will require the use, however temporary, of any public right-of-way or required off-street parking space for the parking of a delivery vehicle.
- e) For any use not specifically mentioned, the requirements for off-street loading facilities for a use which is so mentioned and to which the unmentioned use is similar shall apply.
- f). Minimum loading space size.

Each loading space shall be a minimum of 10 feet by 20 feet in size. For businesses providing mini and self-storage facilities, two 74-foot loading spaces shall be provided to support semi-truck and trailer combinations for loading and unloading purposes.

SECTION TEN: OFF-STREET PARKING SPACES REQUIRED FOR DISABLED PERSONS.

- 1) Any business, firm, corporation, person, or other entity, which operates or maintains a building which is used by the public or to which the public has access shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons, in accordance with the Americans with Disabilities Act (ADA) of 1990. These guidelines are to be applied during the design, construction and alteration of buildings and facilities covered by Titles II and III of the ADA to the extent required by regulations issued by federal agencies, including the Department of Justice and the Department of Transportation under the ADA.
- 2) A parking lot servicing any building or entrance pathway to a building shall have a number of level parking spaces, as set forth in the following table, identified by above grade signs, as being reserved for physically disabled persons:

*Total Spaces
In Lot*

*Required Number of Reserved
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 1,000	2% of total
1001 and over	20 plus 1 for each 100 over 1,000

- 3) Parking spaces provided for the exclusive use of physically disabled persons serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, parking shall be located on the shortest accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, parking spaces shall be dispersed and located closest to the accessible entrances.
- 4) All spaces shall have accessibility 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.
- 5) Diagonal or perpendicular parking spaces shall be a minimum of 12 feet wide by 18 feet long and provide a 5-foot wide by 18-foot long passenger loading zone adjacent and parallel to the parking space.
- 6) Each such parking space shall be conspicuously outlined in blue paint, and shall be posted and maintained with a permanent, above-grade sign, bearing the internationally accepted wheelchair symbol of accessibility or the caption "PARKING BY DISABLED PERMIT ONLY," or bearing both such symbol and caption. All handicapped parking spaces must be signed and marked in accordance with the standards adopted by the Department of Transportation.

SECTION ELEVEN: VESTED PROJECTS

All types of site development plans that have been formally submitted or approved before the effective date of this ordinance, will be exempt, at the election of the applicant, from the new parking requirements of this ordinance as long as commencement of construction occurs on the project within one year of adoption of this ordinance. Furthermore, amendments to previously submitted site development plans may also be exempted, at the election of the applicant, from strict compliance with this ordinance, if the amendment(s) are considered an insubstantial change per this ordinance. For this subsection, "commencement of construction" means the physical act of constructing or installing on or in the property substantial infrastructure as approved in the final approval of the site development plan. Where this paragraph conflicts with any portion of this ordinance, this paragraph shall prevail.

SECTION TWELVE: INCORPORATION, CONFLICT AND SEVERABILITY

- [A] It is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Marco Island, Florida, and that the sections of this Ordinance may be renumbered or relettered and that the word "ordinance" may be changed to "section", "article" or other appropriate word.
- [B] All sections or parts of sections of the Code of Laws and Ordinances of Collier County, Florida, all Collier County ordinances or parts of ordinances, and all Collier County resolutions or parts of resolutions made applicable by the City Charter in conflict herewith are hereby repealed to the extent of such conflict.
- [C] If any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid by any court of competent jurisdiction, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

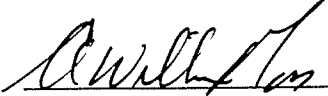
SECTION THIRTEEN: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption by the Marco Island City Council.

Passed in open and regular session through roll call vote by the City Council of the City of Marco Island, Florida this 1st day of October, 2001.

Attest:

CITY OF MARCO ISLAND, FLORIDA




A. William Moss
City Manager/City Clerk

By: 

E. Glenn Tucker, Chairman

Approved as to form and
Legal sufficiency:



Kenneth B. Cuyler
City Attorney