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ORDINANCE 15-02

**AN ORDINANCE OF THE CITY OF MARCO ISLAND,
FLORIDA REVISING THE LAND DEVELOPMENT CODE
SECTIONS 30-488, 4, D "OFF-STREET PARKING."**

SECTION 1. Amendment and Adoption.

The amendments to the Code of Ordinances contained in this Ordinance are hereby amended or created and adopted as follows:

SECTION 30-488. - Minimum Off-Site Parking Requirements.

Irrespective of any other requirement of this article, each and every separate individual store, office, or other business shall be provided with at least two off-street parking spaces, unless specific provision is made to the contrary. The city manager or his designees may determine the minimum parking requirements for a use which is not specifically referenced below or for which an applicant has provided evidence that a specific use is of such a unique nature that the applicable minimum parking ratio listed in this code should not be applied. In making such a determination the city manager or his designees may require submission of parking generation studies; evidence of parking ratios applied by other counties and municipalities for the specific use; and other conditions and safeguards deemed to be appropriate to protect the public health, safety and welfare.

(1) Parking provided over and above the minimum parking requirements. Developers of commercial and multi-family projects providing off-street parking in excess of 120 percent of the requirements of this code shall request a variance in accordance with the land development code. The developer shall be required to provide double the landscaping required in interior vehicular use areas, for those projects requesting such a variance.

(2) Encroachment prohibited. Required off-street parking shall be located so that no automotive vehicle when parked shall have any portion of such vehicle overhanging or encroaching on public right-of-way or the property of another. If necessary, wheel stops or barriers may be required in order to enforce this provision.

(3) Not to be reduced or changed. Required off-street parking according to the requirements of this code shall not be reduced in area or changed to any other use unless the permitted or permissible use that it serves is discontinued or modified, or equivalent required off-street parking is provided meeting the requirements of this code.

(4) Off-street parking credits. Parking credits shall be granted for new construction, renovations, improvements, and redevelopment of commercial buildings and commercial projects developed with the following amenities. In no case shall the parking credits exceed 20 percent of the total required parking. The parking credits for each category shall only be utilized once per property.

a. Interconnection of parking lots and driveways. A 15 percent reduction in the required amount of off-street parking may be approved for projects providing vehicular interconnects and/or shared driveways to adjacent projects, subject to an off-street parking agreement as specified in this code. The shared driveway must directly access the parking lots on both properties, and the property owner must file a cross-access agreement with the city in order to be eligible for the credit.

b. Pedestrian access. One parking space credit shall be granted to each development for providing a pedestrian walkway(s) a minimum of five feet in width from a public sidewalk to the front door(s) of a street front commercial business or building, and from the storefront walkway to the adjacent properties.

53 c. Bicycle rack. One parking space credit shall be granted for providing a bicycle rack(s) and pedestrian
54 bench(s) on-site. The bicycle rack shall be capable of storing a minimum of four bicycles and the pedestrian
55 bench shall be a minimum of five feet in length. Bicycle racks and benches shall be placed in a visible
56 location within 15 feet of the front building elevation(s) or along the pedestrian access path. The area around
57 the bicycle rack and bench shall be landscaped with either one minimum 14-foot shade tree and four three-
58 gallon shrubs or three six-foot (gray wood) palm trees and four three-gallon shrubs per every bicycle rack
59 and bench provided. The landscaping is in addition to any other landscape requirements of this code.

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61 d. On-street parking provided within the right-of-way. Where approved by the city for such parking
62 alternatives, commercial projects and developments may provide some of their off-street parking requirement
63 to be satisfied within the public right-of-way (except alleys). The developer can achieve up to a 50 percent
64 credit for the total amount of required parking spaces provided in the right-of-way. The on-street parking
65 shall be limited to the area located between the intersection of the front yard property lines and the adjacent
66 right-of-way unless otherwise approved through a public hearing by the Planning Advisory Board and the
67 City Council. Parking provided in the right-of-way shall be reviewed through the SDP process. Parking
68 provided in the right-of-way shall be available for public use. There shall be no signs prohibiting and/or
69 regulating parking within the public right-of-way unless so authorized or designated by the city.

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71 e. Recycling facilities. One parking credit shall be granted for the installation of one or more recycling
72 containers, if, in the opinion of the city manager or designee, the use of additional space previously approved
73 for parking becomes necessary for such facilities.

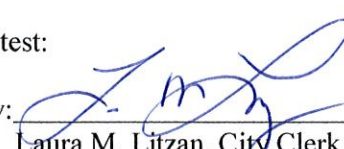
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75 **SECTION 2. Effective Date.**

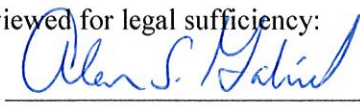
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77 This Ordinance shall be effective immediately upon adoption by the City Council on second reading.

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79 ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND this 2nd day of March 2015.

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81 **CITY OF MARCO ISLAND FLORIDA**

By: 
Larry Sacher, Chairman

82
83
84 Attest:
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86 By: 
87 Laura M. Litzan, City Clerk

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89 Reviewed for legal sufficiency:
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91 By: 
92 Alan L. Gabriel, City Attorney