

ORDINANCE NO. 1405

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATING TO PARKING STANDARDS FOR SINGLE FAMILY AND MULTIFAMILY DEVELOPMENTS IN FBO-1 ZONING DISTRICTS; ESTABLISHING PARKING STANDARDS FOR SINGLE FAMILY AND MULTIFAMILY DEVELOPMENTS LOCATED IN FBO-1 DISTRICTS AND AMENDING RELATED PROVISIONS TO CLARIFY THAT REQUIRED PARKING MUST BE PROVIDED ON-SITE FOR SINGLE FAMILY DEVELOPMENTS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH:

SECTION 1. From and after the effective date of this ordinance, Section 4.05.00 of the Land Development Code of the City of Panama City Beach related to Off-Street Parking and Loading, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

4.05.00 OFF-STREET PARKING AND LOADING

4.05.01 Generally

The design of off-***Street Parking Spaces*** shall ensure that no part of the ***Vehicle*** shall over-hang any pedestrian or bicycle way or path, public easement, public road or public right-of-way. Required parking shall not be used for storage, seasonal sales, promotional sales or other retail or wholesale activities. Required parking shall be used for parking purposes only. Parking areas shall be designed to discourage right-of-way parking.

4.05.02 Parking Space Requirements

- A. Parking requirements for two (2) or more ***Uses*** on the same ***Parcel*** or ***Lot*** shall be determined individually for each ***Use***.
- B. ***Accessory Uses*** shall not be required to have additional ***Parking Spaces***, beyond the number of spaces required for the ***Principal Use***.

- C. The minimum number of **Parking Spaces** shall conform to the standards in Table 4.05.02.A. **Parking Space** requirements for any **Use** not specifically identified in Table 4.05.02.A shall be determined from the **Publication** Parking Generation, issued by the Institute of Transportation Engineers or other documented applicable standards, such as a local survey of similar **Land Uses** that identify the amount of parking needed to meet demand for ninety (90) percent of the operating hours.
- D. Parking requirements for two (2) or more uses of the same or of different types may be provided by the establishment of the required number of spaces for each use in a common parking area, provided that all such uses being served by a common parking area are under the same ownership. **Accessory Uses** shall not be required to have additional parking spaces other than those required by the principal use. (Code 19.2.2)
- E. An enclosed garage shall not be counted toward the required parking for **Single Family** or **Multi-family Dwellings**.

Table 4.05.02.A: Parking Space Requirements

Type of <i>Use</i> or activity	Minimum Number of Spaces
Airports (commercial and general aviation)	1 per 100 s.f. of waiting room floor area.
Amusements and amusement parks	See supplemental standards.
Animal hospitals and Kennels	2 per 250 s.f. of floor area for those properties located within 500 feet of Front Beach Rd., Thomas Dr. or S. Thomas Dr. Elsewhere, 3.33 per 1,000 s.f. of floor area.
Assembly places (churches and places of worship, funeral homes, schools, theaters, auditoriums, Arenas , Civic Centers and facilities with an auditorium, sanctuary or gathering place, whether fixed seats or open area)	1 per 5 seats.
Automotive facilities, Service Stations , repair facilities, body shops and similar Uses	2 spaces plus 4 spaces per service bay in addition to spaces required for retail space.
Automotive and Vehicles sales	1 per 3,000 s.f. of open or enclosed sales area, plus 4 per 1,000 s.f. of floor area devoted to repair.
Clubs and lodges (including fraternities, sororities and other social or civic membership organizations)	1 per 5 seats in the largest assembly area.
Commercial activities (Retail Sales , retail business and business Uses not otherwise specified)	3.33 per 1,000 s.f. of g.l.a.
Convenience store	4 per 1,000 s.f. of g.l.a.
Day-care, child care, private schools	1 per staff member plus 1 space per 5 children based on maximum occupancy, including drop-off guests.

Type of Use or activity	Minimum Number of Spaces
Eating, drinking or entertainment establishments	1 per 4 seats <u>or</u> 1 per 60 s.f. of floor area devoted to assembly, whichever results in the greater number of spaces, plus 1 per 5 employees on the largest shift.
Group lodging, including Nursing Homes , rest homes, convalescent homes, dormitories, rooming houses, boarding houses, assisted care facilities and other similar short-term lodging with or without care	1 per 2 beds.
Hospitals and other medical facilities providing overnight accommodations	1 per patient bed.
Hotels, motels and other similar lodging and accommodations establishments, <u>without</u> restaurants, lounges, gift shops or convention or meeting rooms	1 per guest room, plus 1 per 3 employees on the largest shift.
Hotels, motels, apartment hotels and other similar lodging and accommodations establishments, <u>with</u> restaurants, lounges, gift shops or convention or meeting rooms	1.3 per guest room, plus 1 per 3 employees on the largest shift.
Libraries and museums	2 per 250 s.f. of floor area devoted to assembly.
M-1 Uses , <u>with</u> associated Retail Sales or retail services	1 per 400 s.f. of floor area, plus 3.33 per 1,000 s.f. of g.l.a for retail or services.
M-1 Uses , <u>without</u> associated Retail Sales or retail services	1 per 400 s.f. of floor area.
Mini-warehouse facilities	4 per 5,000 sq.ft. of gross office/retail floor area.
Motorcycle and paddle boat rentals	1 per employee on the largest shift, plus 1 per 2 rental Vehicles .
Multi-family Dwellings (non-FBO-1) and condominiums, excluding hotels and motels.	1.5 per unit.
Offices, including medical and dental offices, clinics, government offices and office Buildings	3.33 per 1,000 s.f. of floor area.
Professional or Personal Service establishments and medical or dental offices or office Buildings	3.33 per 1,000 s.f. of floor area.
Recreational clubs (includes country clubs, golf clubs, tennis and racquet clubs, Health Clubs , gun clubs and other facilities providing outdoor sporting or Recreational activities)	3.33 per 1,000 s.f. of floor area.
Shopping Centers	3.33 per 1,000 s.f. of floor area.
Single Family Dwellings (non FBO-1)	2 per unit.
<u>Single Family and Multi-family Dwellings in an FBO-1</u>	<u>1.5 space per 1,000 s.f. of floor area.</u>

Notes: s.f. = square feet. g.l.a. = gross leasable area
(Ord. #1254, 11/14/13; Ord. #1351, 11/12/15)

- F. Where the calculation of **Parking Spaces** results in a fraction, the number shall be rounded up to the nearest whole number.
- G. All **Single Family** or **Multi-family Developments** containing three (3) or more **Lots** or **Dwelling Units** shall provide overflow parking for that **Development**. Each overflow parking space shall measure twelve (12) feet by thirty (30) feet. The number of overflow **Parking Spaces** to be provided shall be determined as follows in Table 4.05.02.B:

Table 4.05.02.B: Overflow Parking Requirements

Development Size	Overflow Parking Required
3 to 5 Lots or units	1 space
6 to 10 Lots or units	2 spaces
11 to 20 Lots or units	3 spaces
21 to 30 Lots or units	4 spaces
Over 30 Lots or units	4 spaces plus 1 space for every thirty (30) Lots or units in excess of thirty (30) Lots or units.

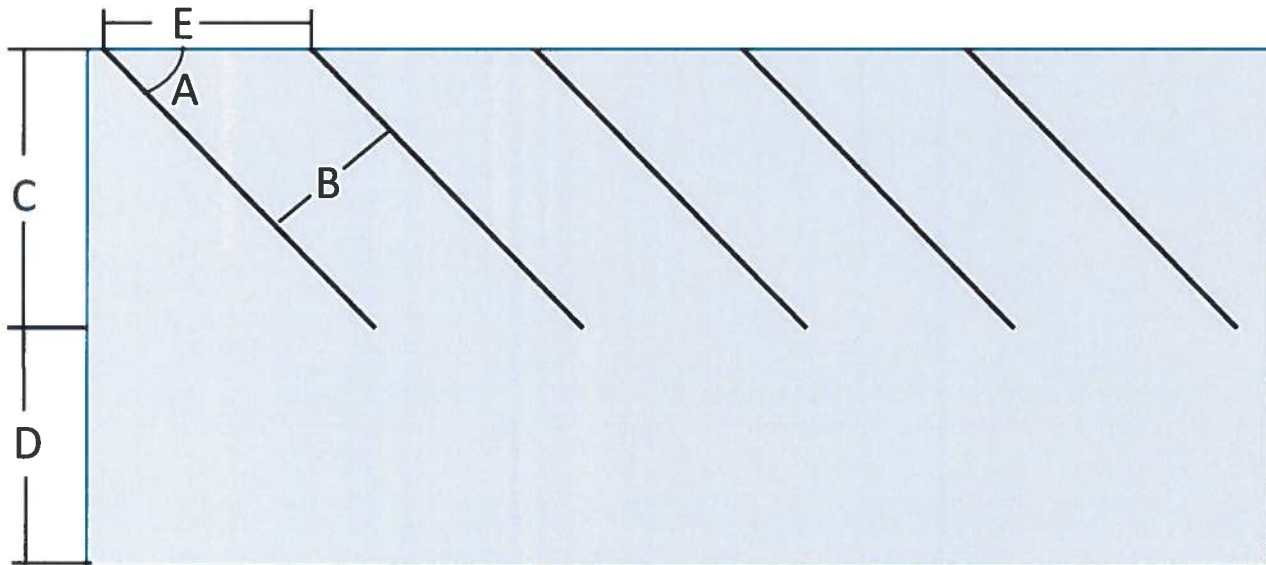
4.05.03 Parking Design, Location and Access Requirements

A. **Parking Spaces** shall be designed according to Table 4.05.03.A.

Table 4.05.03.A: Parking Space design standards

A Parking Angle (degrees)	B Standard Stall Width (feet)	C Stall Depth from Curb (feet)	D Aisle Width 1-way/2- way (feet)	E Curb Length (feet)	Minimum Lot Width (feet) (2 rows plus aisle)
0	9	9	10/22	22	28
30	9	15	10/22	18	40
37.5	9	16	11/22	15.1	43
45	9	17	13/22	12.7	47
52.5	9	18	15/22	11.4	51
60	9	19	18/22	10.4	56
90	9	20	23/23	9	63

Note: Letters A-E in the first 5 columns correspond to the angles and dimensions shown below.



B. All **Parking Lots** and **Vehicular Use Areas** shall be surfaced in accordance with the surfacing requirements established in section 4.04.01B.12.

(Ord. #1254, 11/14/13)

C. No portion of any **Parking Space** shall be located within a public right-of-way except for those areas identified **for such use** by the Front Beach Road Community Redevelopment Agency or as otherwise authorized by this **LDC**.

- D. Except for **Single Family** and duplex **Driveways** and authorized head-in parking within the public right-of-way, **Parking Spaces** shall be designed to prohibit backing and driving forward directly into a public right-of-way. **Parking Spaces** shall be designed so that cars do not have to back across a sidewalk.
- E. Except for spaces serving **Single Family** residences, **Parking Spaces** shall be designed to prohibit any space from being inaccessible when any other space is occupied.
- F. When an area is designated to provide off-**Street** parking facilities, but individual **Parking Spaces** are not delineated, a minimum of three hundred fifty (350) square feet per **Parking Space** shall be used for computing the minimum total required parking area including driving lanes, maneuvering areas and **Parking Spaces**.

M.. All **Single Family Residential Parking Spaces** shall be located on property contiguous to the **Dwelling**.

SECTION 2. From and after the effective date of this ordinance, Section 7.02.03I of the Land Development Code of the City of Panama City Beach related to General Parking Requirements in Front Beach Road Overlay Districts, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

7.02.03 Front Beach Road Overlay Districts

I. General Parking Requirements

All **Uses** shall provide on-site and overflow parking as required in section 4.05.00 and the **City's** Beach access parking mitigation requirements, except as modified by sections 7.02.03I and 7.02.03J.

Parking shall be landscaped as required in section 4.06.04. The **City** finds that adequate parking is important for the economic success of commercial corridors. At the same time, excessive parking degrades the corridor's urban design and impedes the **City's** objectives for walkability and multi-modal transportation alternatives. Accommodating required parking on many properties will be challenging due to small **Lot** sizes and the higher cost of structured parking. Dispersing parking off-site in a way that serves multiple properties provides a more efficient, cost-effective and sustainable way to serve the **FBO** districts' parking needs. For these reasons, the Front Beach overlay districts require that a certain percentage of parking be provided on-site, provide incentives for the **Use** of shared parking and establish a process to enable applicants to enter into parking partnerships that provide public benefits that offset the need to strictly comply with public parking policy.

(Ord. #1254, 11/14/13)

1. **Minimum Parking Requirements.** All **Uses** shall provide **Parking Spaces** as required in section 4.05.02 (Parking), except where parking is shared as provided in section 7.02.03I.5 (Shared

Parking) or where the developer participates in a parking partnership as provided in section 7.02.03I.6 (Parking Partnerships) of this section.

2. **Minimum On-site Parking.** Table 7.02.03.J establishes the minimum percentage of total parking requirements that must be provided on the same **Parcel** as the **Use** it serves, or if the **Use** is non-Residential on a contiguous **Parcel** or on a **Parcel** that is on the opposite side of a **Street**. For purposes of this requirement, parking will be determined to be on the opposite side of the **Street** if at least one-fourth of the **Parking Lot** or structure is included within an area that is directly opposite the **Building** or **Use** for which the parking is required. The remaining parking may be provided on-site, or provided off-site in accordance with paragraph 3 of this section, or by parking partnership in accordance with paragraph 6 of this section. For **Uses** not listed, the **City Manager** shall determine the percentage of parking required on-site by determining which **Use** in the table is most similar to the proposed **Use**.

Table 7.02.03.J: Minimum On-Site Parking Requirements

Uses	Minimum Percentage of Required Parking Spaces Required On-Site
Residential	100%
Retail/Restaurant	70%
Office	80%
Lodging	90%
Entertainment	70%
Conference Centers	70%
Mixed Uses	90%

3. **Location.** Parking, other than spaces provided on site in accordance with paragraph 2 of this section, shall be provided in any combination of the following locations approved by the **City Manager**:
 - (a) On another **Lot** or **Parcel** within five hundred (500) feet of the proposed **Development**, as measured along the closest dedicated right-of-way or pedestrian way from the front **Building** entry to the nearest point of the off-site **Parking Lot** or structure; or
 - (b) On another **Lot** or **Parcel** more than five hundred (500) feet but less than three-quarters of a mile from the proposed **Development**, as measured along the closest dedicated right-of-way or pedestrian way from the front **Building** entry to the nearest point of the off-site **Parking Lot** or structure. Both the **Development** and the off-site parking facilities must be located within one hundred (100) feet of an existing transit facility. A "transit facility" includes a bus or tram shelter or multi-modal facility. The transit facility is "existing" if it is currently in existence, is under construction or is funded within the first two (2) years of the transit provider's Capital

Improvements Program. If a **Development** relies on this section and the transit stop is closed through no fault of the property owner the owner can continue to rely on the parking.

- (c) Within the public right-of-way along **Local Streets** interior to a subdivision as approved by the **City**. No on-**Street** parking shall be allowed on Front Beach Road, South Thomas Drive or Arnold Road.
 - (d) In a public **Parking Lot** through a parking partnership as provided in section 7.02.03I.6 below. One (1) space will be counted toward the minimum parking requirement for every public **Parking Space** for which the applicant provides via a parking partnership.
4. All off-site parking areas shall meet the following requirements:
- (a) The off-site parking areas shall be connected to the **Use** they serve by a pedestrian connection meeting the requirements of sections 4.05.03 and 4.05.04, as applicable.
 - (b) The owner of the off-site parking area shall enter into a written agreement with the applicant that reserves the necessary spaces for the proposed **Development**.
 - (c) The owner of the off-site parking area shall enter into a written agreement with the **City** that the off-site **Parking Spaces** shall not be disposed of except in conjunction with the sale of the **Building** with the parking area serves and that the off-site **Parking Spaces** will be reserved and maintained so long as they are required. The owner shall bear the expense of recording the agreement and shall agree that the agreement shall bind all heirs, successors and assigns.
5. **Shared Parking.** When a **Parcel**, a single project or a block within a single project contains a mix of **Uses**, the minimum parking requirement for the block may be reduced by up to the percentages shown in Table 7.02.03.K. When an applicant proposes a mix of three (3) or more **Uses**, the **City Manager** shall consider the two dominant **Uses** and any supplemental studies provided by the applicant when determining the maximum percentage reduction for shared parking. For purposes of this section, **Parcels** under separate ownership shall be considered a single project if permanent cross **Access** and the right to use shared parking is provided between parking areas on all abutting **Lots**.

Table 7.02.03.K: Shared Parking Requirements

Uses	Maximum Percentage Reduction of Total Required <i>Parking Spaces</i>
Residential & Office	25%
Residential & Retail/Restaurant	10%
Office & Retail/Restaurant	25%
Lodging & Residential	10%
Lodging & Office	20%
Lodging & Retail/Restaurant	10%

6. **Parking Partnerships.** The Planning Board may approve, at the time of **New Development, Redevelopment or Change of Use**, the provision of a parking arrangement that does not strictly comply with standards for on-site or shared parking. The ability to **Use** a parking partnership is not a right, but may be approved as a condition by the Planning Board provided that such arrangement:

- (a) Is provided to the Board as evidence that the detriment resulting from the deviation from public policy is offset by the benefit of the parking provided by the arrangement;
- (b) Does not unreasonably burden vacant lands or existing **Development** which is not undergoing **New Development, Redevelopment or Change of Use**;
- (c) Provides for parking to be available concurrently with the issuance of a **Certificate of Occupancy** for the **Use** or **Uses** requiring the parking; and
- (d) Does not bar the subsequent lawful imposition of any assessment.

(Ord. #1254, 11/14/13)

7. **Bicycle Parking.** Bicycle parking shall comply with the provisions of section 4.05.06 and shall be located so that the bicycle parking is within one hundred (100) feet of a public entry to the **Building or Use** it serves and that it does not interfere with pedestrian movement.

(Ord. # 1252, 12-13-12)

8. **Motorcycle/scooter parking, reduction.**

- (a) Motorcycle and scooter parking may substitute for required **Parking Spaces** for non-residential **Uses**. Existing parking may be converted to take advantage of this provision.
- (b) Motorcycle and scooter parking may substitute for up to five (5) automobile spaces or five (5) percent of the required **Parking Spaces**, whichever is less. For every four (4) motorcycle **Parking Spaces** provided, the automobile parking requirement may be reduced by one (1) space.
- (c) Motorcycle and scooter **Parking Spaces** shall measure at least four (4) feet in width by eight (8) feet in length.
- (d) Motorcycle and scooter **Parking Spaces** shall be identified or designated through the **Use** of signage or pavement markings.

9. **Beach Parking**

No **New Development, Redevelopment or Change of Use** of any **Premises** located in whole or in part within an FBO district shall be permitted unless there is paid to the **City** an amount equal to six thousand five hundred (\$6,500) for each fifty (50) linear feet or part thereof, of such **Parcel** which for all practical purposes is adjacent to the waters or the sand beach of the Gulf of Mexico.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 4. The appropriate officers and agents of the City are authorized and directed to codify, include and publish in electronic format the provisions of this Ordinance within the Panama City Beach Land Development Code, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained. Section numbers may be assigned and changed whenever necessary or convenient.

SECTION 5. This Ordinance shall take effect immediately upon passage.

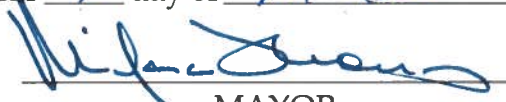
PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this 9th day of March, 2017.


MAYOR

ATTEST:


CITY CLERK

EXAMINED AND APPROVED by me this 9th day of March, 2017.


MAYOR

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