



AN ORDINANCE AMENDING ORDINANCE NUMBER 82-2, THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY BY AMENDING SECTION 8, SUPPLEMENTARY DISTRICT REGULATIONS, SUBSECTION 8.23, OFF-STREET PARKING REQUIRED AMOUNTS, IN ORDER TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES FOR SHOPPING CENTERS AND SUPERMARKETS AND TO ADD GREEN SPACE REQUIREMENTS, BY PROVIDING FOR CONFLICT AND SEVERABILITY; AND BY PROVIDING AN EFFECTIVE DATE.

SECRETARY

JAN 22 1982

FILED

WHEREAS, on January 5, 1982, the Board of County Commissioners approved Ordinance Number 82-2, which established Section 8, Supplementary District Regulations, Subsection 8.23, Off-Street Parking: Required Amounts, of the Collier County Zoning Ordinance; and

WHEREAS, Robert L. Duane of Hole, Montes and Associates, Inc., representing Cynwyd Investment Management, petitioned the Board of County Commissioners of Collier County, Florida, to amend Ordinance Number 82-2, the Collier County Zoning Ordinance as set forth below;

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Collier County, Florida:

SECTION ONE: Amendments to Section 8, of Ordinance No. 82-2, the Collier County Zoning Ordinance.

Section 8, Supplementary District Regulations, Subsection 8.23, Off-Street Parking: Required Amounts, of Ordinance 82-2, the Zoning Ordinance of Collier County, Florida is hereby amended to read as follows:

8.23 Off-Street Parking: Required Amounts. Off-street parking requirements are as follows:

Agricultural Uses	As for specific uses.
Art Gallery or Museum	One space for each 250 square feet of floor area open to the public.
Bank or Financial Institution	As for professional or business office provided any bank or financial institution providing drive-in facilities must have approval of a Development Plan under Section 10.5
Barbershops & Beauty Parlors.	Three (3) spaces per chair.
Bowling Alley	Five (5) spaces per 1,000 square feet of gross floor area.

Words-struck-through are deleted; words underlined are added.

Child Care Center, Day Nurse, Kindergarten	Two (2) spaces for each employee plus adequate provision for loading and unloading children off the street during peak hours.
Coin-Op (Laundry, self-service)	One space for each two (2) washing machines.
Commercial or Membership Racquet Clubs	Three (3) per court plus additional spaces as required for other uses.
Dance, Art, Music Studio	One (1) space for each 300 square feet of gross floor area.
Dry Boat Storage	One (1) space for each eight (8) dry slips or any part thereof. In no case, shall there be less than three (3) spaces for each dry slip storage structure.
Elementary or Middle School	Two (2) spaces for each classroom or office room, plus one space for each 150 square feet of seating area (including aisles) in any auditorium, gymnasium, or cafeteria intended to be used as a place of assembly, but where seating is not permanently fixed. Permanently fixed seating shall be as for stadium, etc. below.
Funeral Home	One (1) space for each two (2) seats in rooms for services or chapel.
Furniture or Carpet Stores	One (1) space for each 500 square feet of gross floor area.
Golf Courses	Four (4) parking spaces for each golf hole. Where restaurants, bars, cocktail lounges and transient accommodations are made an integral part of a golf course enterprise, then 50% of the spaces required for the golf course shall be credited to the parking requirements of such supplemental facilities.
Hospitals	Two (2) spaces per patient bed.
House of Worship	Three (3) spaces for each seven (7) seats in chapel or assembly area.
Industrial Activity	One (1) parking space for each 1,000 square feet of the gross floor area in the building up to 10,000 square feet and then one (1) parking space for each 2,000 square feet of gross floor area thereafter, or one (1) parking space for each two (2) anticipated employees, whichever requires the greater number of parking spaces. If retail sales are conducted in connection with such industrial use, additional off-street parking shall be provided as required by the provisions hereof relating to such retail uses. the portion of the structure allocated for retail sales shall be used as a basis for determining additional

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off-street parking to be provided. In no event shall there be fewer than five (5) parking spaces provided per building.

Library, Community Center, or Recreation Facility (not otherwise listed)

One (1) space for each 200 square feet of gross floor area, or one (1) space for each three (3) seats, whichever is greater.

Marina

Two (2) spaces for each three (3) boat slips or moorings.

Medical, Dental Office

One (1) space for each doctor, nurse, or employee, plus (2) spaces for each consultation, practice and/or examining room.

Mobile Home Residences

Two (2) spaces per dwelling unit.

Model Homes

As determined by the Zoning Director.

Motel, Hotel

One and one half (1 1/2) spaces per unit for the first one hundred (100) units plus one (1) space for each additional unit thereafter.

New and Used Car Sales

Ten (10) parking spaces, plus one (1) space for each 200 square feet of office and principal showroom space, plus one (1) space for each additional 1,000 square feet of repair and maintenance space, none of which may be used for merchandise inventory parking. In no event shall there be less than one (1) space for each 10,000 square feet of gross land area.

Nursing Home, Home for the Aged, Convalescent Homes.

One space per two (2) beds.

Professional or Business Office

One (1) space per 250 square feet of gross floor area on the first floor level and one (1) space per 300 square feet of gross floor area for each additional floor level.

Private Clubs, or Lodges

One (1) space per 100 square feet of gross floor area.

Public Buildings (not otherwise listed)

As determined by the Director.

Public Tennis, Racquetball, or Handball Courts

Three (3) spaces per court.

Restaurants (Drive-In), Fast Food Service

One (1) space per thirty (30) square feet of gross floor area. Restaurants with drive-thru facilities - subject to Section 10.5)

Restaurants (other than drive-in), Bar, Night Club

One (1) space for each two (2) seats in public rooms, whether seating is fixed or movable or one (1) space per seventy (70) square feet of the gross floor area, whichever is greater.

Words-struck-through are deleted; words underlined are added.

Retail Shops, Stores,  
Department Stores, and  
other unlisted Commer-  
cial Uses, but not  
including-Supermarkets  
or-Shopping-Centers.

One (1) space per 250 square feet of  
gross floor area.

Senior High School

As for elementary and middle schools  
except seven (7) spaces for each  
classroom or office room.

Shopping Centers

~~One (1) space per 175 square feet or  
any part thereof of the gross floor  
area.~~

Shopping Centers

One (1) space per 215 square feet for  
centers with a gross floor area less  
than 400,000 square feet and without  
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).

One (1) space per 175 square feet for  
all other centers.

An area that is at least seven percent  
(7%) in size of the parking and  
accessways areas, shall be developed  
as green space within the front  
yard(s) or courtyards, where the  
courtyards are not located in rear or  
side yards. The seven percent (7%)  
green space area shall be in addition  
to other landscaping requirements of  
the Zoning Ordinance, are not in  
addition to the open space  
requirements (Ordinance Number 89-42)  
and shall be labeled "Green Space" on  
all site plans. Green space shall be  
considered areas designed for  
environmental, scenic or  
non-commercial recreation purposes and  
shall be pedestrian-friendly and  
aesthetically appealing. Green space  
may only include the following: lawns,  
mulch, decorative plantings,  
non-exotic trees, walkways within the  
interior of the green space area not  
used for shopping, fountains, water  
courses but not water retention areas,  
wooded areas, park benches,  
appropriate lighting, sculptures,  
gazebos, and any other items that the  
chief zoning official deems  
appropriate. Green space shall  
include: walkways within the interior  
of the green space area not used for  
shopping, a minimum of 1 foot of park  
bench per 1,000 square feet of  
building area with a minimum length of  
4 feet per bench, and a minimum of 1  
tree for each 200 square feet of green  
space area. Trees shall be a minimum  
of 7 feet in height and 1.25 inches in  
diameter at the time of planting. At  
least 50% of these trees shall be

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shade trees that will have a minimum height of 20 feet and a minimum spread of 15 feet at maturity. Existing, healthy, non-exotic trees that are a minimum of six inches (6") in diameter at breast height that are retained in the green space area shall be credited at 1.5 times the amount for new trees. Existing trees that are retained and later die shall be replaced by new trees as described above at the same rate at which they were credited. The green area shall use existing trees where possible while ensuring that at least one-fourth (1/4) of the green area and all of the park benches are located in areas that are in close proximity to the retail shopping area.

No more than 10% of a shopping center's total parking requirement may be placed in the rear of the shopping center unless the center has convenient and well-lighted front and rear accesses for patrons and employees and where the rear buildings are architecturally finished adjacent to the rear accesses.

Single Family Dwellings	Two (2) spaces per dwelling unit.
Stadium, Sports Arena, Theatre, or other place of public assembly other than those listed elsewhere.	One (1) space for each (3) seats, or one (1) space per forty (40) square feet of the gross floor area, whichever is greater.
Supermarket	One (1) space per <del>125</del> <u>200</u> square feet or any part thereof of the gross floor area <u>for those not within a shopping center. For those within a shopping center the parking ratio shall be computed the same as for that shopping center. Shall also meet the 7% green space area and 10% maximum rear parking requirements as shown under shopping centers within this section.</u>
Temporary Parking for Sports 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 use has been approved and issued by the Director.
Town or Row House	Two (2) spaces for each dwelling unit.
Two Family and Multi-family Dwellings	Efficiency and one (1) bedroom dwelling units: Two (2) off-street parking spaces per unit for the first fifty (50) dwelling units and 1 1/2 off-street parking spaces for each additional dwelling unit thereafter. Two (2) or more bedroom dwelling

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units: Two (2) off-street parking spaces per dwelling unit.

Travel Trailer -  
Campsite.

One (1) space per lot or campsite.

Wholesale, Warehouse  
or Storage Establish-  
ment

There shall be provided three (3) parking spaces for the first 2,500 square feet of floor area, and one (1) parking space for each additional 1,000 square feet or any part thereof of floor area. In no event shall there be fewer than three (3) spaces provided per use.

#### SECTION TWO: Conflict and Severability

In the event this Ordinance conflicts with any other Ordinance of Collier County and other applicable law, the more restrictive shall apply. If any phrase or portion of the Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

#### SECTION THREE: Effective Date

This Ordinance shall become effective upon receipt of notice from the Secretary of State that this Ordinance has been filed with the Secretary of State.

DATE: June 12, 1990

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

ATTEST:  
JAMES C. GILES, CLERK

BY: Max A. Hasse, Jr.  
MAX A. HASSE, JR., CHAIRMAN

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

This ordinance filed with the  
Secretary of State's Office the  
22nd day of June, 1990  
and acknowledgement of that  
filing received this 24th day  
of June, 1990

Marjorie M. Student  
MARJORIE M. STUDENT  
ASSISTANT COUNTY ATTORNEY

ZO-90-7 ZONING ORDINANCE AMENDMENT  
nb/3016

By James C. Giles  
Deputy Clerk

Words-struck-through are deleted; words underlined are added.

STATE OF FLORIDA )

COUNTY OF COLLIER )

I, JAMES C. GILES, Clerk of Courts in and for the  
Twentieth Judicial Circuit, Collier County, Florida, do  
hereby certify that the foregoing is a true copy of:

Ordinance No. 90-52

which was adopted by the Board of County Commissioners on  
the 12th day of June, 1990, during Regular Session.

WITNESS my hand and the official seal of the Board of  
County Commissioners of Collier County, Florida, this 20th  
day of June, 1990.

JAMES C. GILES  
Clerk of Courts and Clerk  
Ex-officio to Board of  
County Commissioners

  
By: /s/Maureen Kenyon  
Deputy Clerk

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