



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, TO PROVIDE A PETITION PROCESS FOR REDUCING THE REQUIRED PARKING FOR HOUSES OF WORSHIP THROUGH THE BOARD OF ZONING APPEALS IN CONJUNCTION WITH AN APPLICATION FOR A BUILDING PERMIT OR A SITE DEVELOPMENT PLAN, FOR A REDUCTION IN REQUIRED PARKING SPACES; BY PROVIDING FOR CONFLICT AND SEVERABILITY; AND BY PROVIDING AN EFFECTIVE DATE.

RECEIVED
JAN 10 1982
CLERK OF BOARD

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, the Community Development Division hereby, petitions 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 Nursey, 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.
	<u>A reduction of this standard to a minimum of one (1) space for each four (4) seats, may be applied for in conjunction with an application for a Site Development Plan, through the Board of Zoning Appeals after review and recommendation of the Planning Commission. This reduction will only be allowed for expansion created by congregational growth, of existing church buildings where the applicant can demonstrate a significant hardship exists.</u>
	<u>A "stacked" or other parking plan shall be submitted with the application which will demonstrate that the vehicle parking will not</u>

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

infringe upon neighboring properties and will provide adequate access for emergency vehicles. For this subsection "stacked" refers to the parking of motor vehicles in such a manner that parked vehicles may not have direct access to the public right-of-way without moving one or more adjacent vehicles.

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 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.

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

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.
Retail Shops, Stores, Department Stores, and other unlisted Commercial 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.
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 125 square feet or any part thereof of the gross floor area.
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

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

(50) dwelling units and 1 1/2 off-street parking spaces for each additional dwelling unit thereafter. Two (2) or more bedroom dwelling units: Two (2) off-street parking spaces per dwelling unit.

Travel Trailer - Campsite.

One (1) space per lot or campsite.

Wholesale, Warehouse or Storage Establishment

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: July 31, 1990

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

ATTEST:
JAMES C. GILES, CLERK

BY: Max A. Hassel
MAX A. HASSE, JR., CHAIRMAN

By: Marjorie M. Student

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Marjorie M. Student
MARJORIE M. STUDENT
ASSISTANT COUNTY ATTORNEY

This ordinance filed with the Secretary of State's Office on 18th day of Aug, 1990 and acknowledgement of that filing received this 15th day of Aug, 1990.
By: James Chesario
Deputy Clerk

ZO-90-10 ZONING ORDINANCE AMENDMENTS
nb/3646

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. 90-61

which was adopted by the Board of County Commissioners on the 31st day of July, 1990, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 10th day of August, 1990.

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



By: /s/ Maureen Kenyon
Deputy Clerk