

CITY OF MARGATE, FLORIDA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING APPENDIX-A ZONING; ARTICLE XXXIII OFF-STREET PARKING AND LOADING, SECTION 33.2 LOCATION, CHARACTER AND SIZE; SECTION 33.3 AMOUNT OF OFF-STREET PARKING AND LOADING; AMENDING ARTICLE II DEFINITIONS, SECTION 2.2 TERMS DEFINED; PROVIDING FOR RESIDENTIAL PARKING REQUIREMENTS AND MINIMUM DIMENSIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

**SECTION 1:** The Code of Ordinances of the City of Margate, Florida, Appendix-A Zoning, Article XXXIII Off-street Parking and Loading, Section 33.2 Location, character and size, is hereby amended to read as follows<sup>1</sup>:

**Section 33.2. - Location, character and size.**

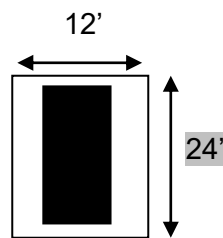
(B) The following design standards have been adopted for all off-street parking facilities:

(6) The following minimum requirements shall apply to all single family dwellings and duplex dwellings. The following minimum requirements shall also apply to any fee-simple townhouse or villa developments which provide off-street parking in the form of driveways, carports, and/or garages when the parking facilities are not located in common area, under the same ownership as the individual unit, and contiguous to or within said unit that the facilities were built to serve:

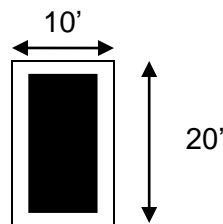
<sup>1</sup>CODING: Words in ~~struck-through~~ text are deletions from existing text, words in underscored text are additions to existing text, and **shaded** text are changes between First and Second Readings.

(a) In order for parking facilities to count toward minimum required parking, said facilities must meet the minimum dimensions as described below.

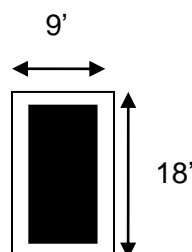
(b) A garage shall have minimum interior dimensions of twenty-four (24) feet deep and twelve (12) feet wide, with a minimum vertical clearance of eight (8) feet. This space shall not be occupied by fixtures such as cabinets, water heaters, laundry appliances, etc.



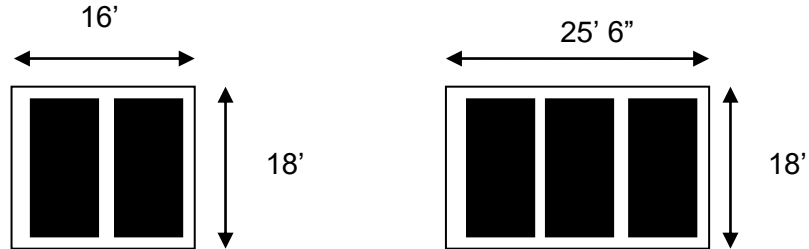
(c) A carport shall have a minimum dimension of twenty (20) feet deep and ten (10) feet wide, per vehicle, with a minimum vertical clearance of eight (8) feet. This space shall be exclusive of vertical supports and shall not be occupied by storage, equipment, or inoperable vehicles.



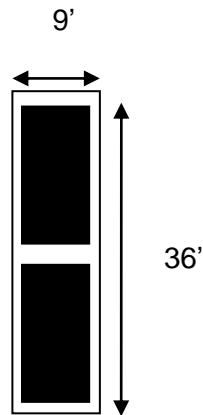
(d) A single-width driveway shall be a minimum eighteen (18) feet deep and nine (9) feet wide for a single vehicle.



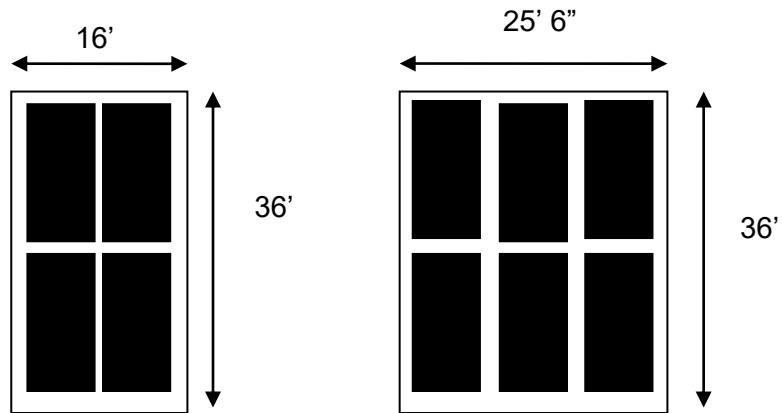
- (e) For a driveway where cars are parked side-by-side, the driveway shall be a minimum eighteen (18) feet deep and eight (8) feet wide for each vehicle when two cars are parked side-by-side. If the driveway is widened to accommodate more than two vehicles side-by-side, the minimum width for each vehicle shall be eight feet six inches (8' 6")



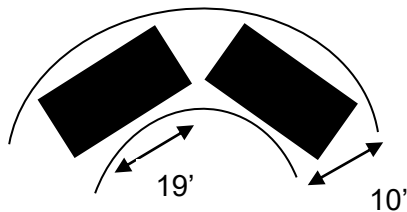
- (f) For a single-width driveway where cars are parked in tandem (front-to-back), the driveway shall be a minimum eighteen (18) feet deep and nine (9) feet wide for each vehicle.



- (g) For a driveway where cars are parked both side-by-side and in tandem, the driveway shall be a minimum eighteen (18) feet deep for each vehicle. The minimum width for two (2) side-by-side spaces shall be eight (8) feet for each vehicle. The minimum width for more than two (2) side-by-side spaces shall be eight feet six inches (8' 6") for each vehicle.



- (h) Where a driveway is curved for circular or turn-in designs, the quantity of parking spaces provided shall be calculated based on a minimum space that is nineteen (19) feet deep by ten (10) feet wide per vehicle, tangent to the arch of the curved portion.



- (i) Fractional measurements do not count toward minimum required parking.
- (j) Driveways shall not exceed the size limitations provided in Section 23-6 of this Code.

**[Note to Municipal Code: The rest of this section shall remain as codified.]**

**SECTION 2:** The Code of Ordinances of the City of

1 Margate, Florida, Appendix-A Zoning, Article XXXIII Off-  
2 street Parking and Loading, Section 33.3 Amount of off-street  
3 parking, is hereby amended to read as follows<sup>1</sup>:  
4

5 **Section 33.3. - Amount of off-street parking.**

6 The off-street parking required by this article shall be  
7 provided and maintained on the basis of the following minimum  
8 requirements, and shall further not apply to TOC districts:

9 (1) *Dwelling, single-family and two-family:*  
10

11 (a) For single-family and two-family dwellings  
12 developed prior to September 5, 2018, including  
13 additions thereto and the reconstruction of  
14 those properties after catastrophe, the  
15 following minimum parking requirements shall  
16 apply: Two (2) parking spaces for each dwelling  
17 unit. Any combination of indoor garage, carport  
18 or driveway parking facilities is to be  
19 considered as complying with this section.  
20

21 (b) For single-family and two-family dwellings  
22 developed after September 5, 2018: A minimum of  
23 two (2) parking spaces for each dwelling unit of  
24 two bedrooms or less. One (1) additional  
25 parking space is required for each additional  
26 bedroom.  
27

28 (i) Any combination of indoor garage, carport,  
29 or driveway parking facilities shall be  
30 considered as complying with this section,  
31 provided that a garage shall only count as  
32 one (1) parking space regardless if it is  
33 larger than the minimum size required.  
34

35 (c) The number of parking spaces a driveway will  
36 provide depends on the dimensions of said  
37 driveway, as described in Section 33.2 of this  
38 Code:  
39

40 (2) *Dwelling, multiple-family:*  
41

42 (a) For multiple-family dwellings developed prior to  
43 September 5, 2018, including the reconstruction  
44 of those properties after catastrophe, the

1 following minimum parking requirements shall  
2 apply: ~~One (1) parking space for each~~  
3 ~~efficiency.~~

4 (i) One (1) parking space for each  
5 efficiency.

6  
7 (ii) A minimum of two (2) parking spaces  
8 for each dwelling unit of one (1) or  
9 more bedrooms.

10  
11 (iii) Garages shall not be considered as  
12 complying with this section.

13  
14 (iv) In addition to the above requirements,  
15 supplemental guest parking shall be  
16 provided on the basis of one (1) space  
17 for each five (5) dwelling units.

18  
19 (v) Housing which is zoned or deed  
20 restricted for exclusive use by  
21 persons sixty-two (62) years of age or  
22 older, one (1) space dwelling unit  
23 plus an additional one (1) space for  
24 each five (5) dwelling units for guest  
25 parking.

26  
27 (b) For multiple-family dwellings developed after  
28 September 5, 2018, including additions to  
29 existing developments: A minimum of two (2)  
30 parking spaces for each dwelling unit of one (1)  
31 or more bedrooms. A minimum of two (2) parking  
32 spaces for each dwelling unit of two bedrooms or  
33 less. One (1) additional parking space is  
34 required for each additional bedroom. In  
35 addition to the above requirements, supplemental  
36 guest parking shall be provided on the basis of  
37 not less than fifteen percent (15%).

38  
39 (i) Individual garages shall count as one  
40 parking space if each garage provides a  
41 minimum interior dimensions of twenty-four  
42 (24) feet deep and twelve (12) feet wide,  
43 with a minimum vertical clearance of eight  
44 (8) feet. This space shall not be occupied  
45 by fixtures such as cabinets, water  
46 heaters, laundry appliances, etc. An

individual garage shall only count as one  
(1) parking space regardless if it is  
larger than the minimum size required.

(ii) Each parking space within a parking  
structure, as defined in Section 2.2 of  
this Code, shall count toward required  
parking provided the parking dimensions  
satisfy the minimum requirements of Table P  
provided in this Article.

~~(c) Garages shall not be considered as complying  
with this section.~~

~~(d) In addition to the above requirements,  
supplemental guest parking shall be provided on  
the basis of one (1) space for each five (5)  
dwelling units.~~

~~(e) Housing which is zoned or deed restricted for  
exclusive use by persons sixty-two (62) years of  
age or older, one (1) parking space for each  
dwelling unit plus an additional one (1) space  
for each five (5) dwelling units for guest  
parking.~~

(3) *Rooming houses, lodging houses, boardinghouses:* One  
(1) parking space for each rental unit, plus one (1)  
parking space for the owner or operator, plus an  
additional one (1) space for each five (5) dwelling  
units for guest parking.

(4) *Dormitories, fraternities:* One (1) parking space for  
each two (2) beds, plus one (1) parking space for the  
manager or operator, plus one (1) parking space for  
each two (2) employees, plus an additional one (1)  
space for each five (5) dwelling units for guest  
parking.

(5) *Hotels, including clubs:* One (1) parking space for  
each sleeping room. If, in addition to sleeping  
rooms, there are other uses operated in conjunction  
with and/or part of the hotel, additional off-street  
parking spaces shall be provided for such other uses  
as would be required by this section if such uses  
were separate from the hotel, to the extent of sixty-  
five (65) per cent of the off-street parking

specified in this article for retail stores, offices, service establishments, bars, restaurants, dining rooms, nightclubs, cabarets, ballrooms, banquet halls, meeting rooms, auditorium.

- (6) *Motels, tourist homes, guest cabins, villas, house courts:* One (1) parking space for each guest room, cabin or rental unit, plus one (1) parking space for the owner or manager. If, in addition to dwelling units, there are other uses operated in conjunction with and/or as part of the principal use, additional off-street parking spaces shall be provided for such other uses as would be required by this section if such uses were separate from the principal use, to the extent of thirty-five (35) per cent of the off-street parking specified in this article for retail stores, offices, service establishments, bars, restaurants, dining rooms, nightclubs, cabarets, ballrooms, banquet halls, meeting rooms, auditoriums.

. . .

**[Note to Municipal Code: The rest of this section shall remain as codified.]**

**SECTION 3:** The Code of Ordinances of the City of Margate, Florida, Appendix-A Zoning, Article II Definitions, Section 2.2 Terms defined, is hereby amended to read as follows<sup>1</sup>:

. . .

Bedroom: A room that can be used for sleeping that:

- a. For site-built dwellings, has a minimum of seventy (70) square feet of conditioned space;
- b. For manufactured homes, is constructed according to the standards of the United States Department of Housing and Urban Development and has a minimum of fifty (50) square feet of floor area;
- c. Is located along an exterior wall;



1  
2 d. Has a closet and a door or an entrance where a  
3 door could be reasonably installed; and  
4

5 e. Has an emergency means of escape and rescue  
6 opening to the outside in accordance with the  
7 Florida Building Code.  
8  
9

10 . . .  
11

12 ~~Room: For the purpose of determining the required~~  
13 ~~plot area, "room" shall mean an unsubdivided portion~~  
14 ~~of the interior of a dwelling, having a floor area of~~  
15 ~~eighty (80) square feet or more, intended or adopted~~  
16 ~~for living and/or sleeping purposes. Space in a~~  
17 ~~dwelling used only for bathroom, kitchen, dining room,~~  
18 ~~storage, hallway, utilities, or similar purposes shall~~  
19 ~~not be included as a "room" under this definition.~~  
20

21 . . .  
22

23 [Note to Municipal Code: The rest of this section shall  
24 remain as codified.]  
25

26 **SECTION 4:** All ordinances or parts of ordinances  
27 in conflict herewith are and the same is hereby repealed to  
28 the extent of such conflict.  
29

30 **SECTION 5:** If any section, sentence, clause, or  
31 phrase of this ordinance is held to be invalid or  
32 unconstitutional by a court of competent jurisdiction, then  
33 said holding shall in no way affect the validity of the  
34 remaining portions of this ordinance.  
35

36 **SECTION 6:** It is the intention of the City  
37 Commission that the provisions of this ordinance shall become  
38 and be made a part of the City of Margate Code, and that the  
39 sections of this ordinance may be renumbered or relettered  
40 and the word "ordinance" may be changed to "section",  
41 "article" or such other appropriate word or phrase in order  
42 to accomplish such intentions.  
43

44 **SECTION 7:** This ordinance shall become effective  
45 immediately upon adoption at its second reading.  
46

PASSED ON FIRST READING THIS 22<sup>nd</sup> DAY OF AUGUST, 2018.

PASSED ON SECOND READING THIS 5<sup>th</sup> DAY OF SEPTEMBER, 2018.

ATTEST:

\_\_\_\_\_  
JOSEPH J. KAVANAGH  
CITY CLERK

\_\_\_\_\_  
MAYOR ARLENE R. SCHWARTZ

RECORD OF VOTE - 1<sup>ST</sup> READING

RECORD OF VOTE - 2<sup>ND</sup> READING

Peerman	<u>YES</u>
Simone	<u>YES</u>
Ruzzano	<u>YES</u>
Caggiano	<u>YES</u>
Schwartz	<u>YES</u>

Peerman	_____
Simone	_____
Ruzzano	_____
Caggiano	_____
Schwartz	_____