

CITY OF MARGATE, FLORIDA

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

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING APPENDIX-A ZONING; ARTICLE IX - TRANSIT ORIENTED CORRIDOR-CITY CENTER (TOC-CC) DISTRICT; SECTION 9.12 PARKING STANDARDS; ARTICLE XXXIII - OFF-STREET PARKING AND LOADING; SECTION 33.1 OFF-STREET PARKING REQUIRED; SECTION 33.2 LOCATION, CHARACTER AND SIZE; SECTION 33.3 AMOUNT OF OFF-STREET PARKING; SECTION 33.4 COMBINED OFF-STREET PARKING; ELIMINATING MINIMUM NUMBER OF REQUIRED PARKING SPACES FOR NON-RESIDENTIAL USES; PROVIDING FOR OFF-STREET PARKING DESIGN STANDARDS; 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 IX TRANSIT ORIENTED CORRIDOR - CITY CENTER (TOC-CC) DISTRICT, Section 9.12. Parking standards, is hereby amended to read as follows<sup>1</sup>:

**Section 9.12. - Parking standards.**

(E) *Parking calculations.*

1. Buildable density on a lot shall be determined by the sum of the actual parking calculated as that provided: (1) within the lot (2) along the parking lane corresponding to the lot frontage, and (3) by purchase or lease from a

<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.

civic parking reserve within a standard pedestrian shed of a quarter ( $\frac{1}{4}$ ) mile or one thousand three hundred twenty (1,320) feet of the development site, if available.

2. Lots immediately adjacent to, or within four hundred (400) lineal feet (on the same side of a roadway) of a designated Broward County Transit stop, Margate Circulator, or other mass transit stop, shall be eligible for a parking credit. A standard transit stop shall provide a credit of two (2) per cent of required parking spaces, or no less than three (3) spaces. If the transit stop has a shelter from sun and rain, the transit stop shall provide a credit of five (5) per cent of required parking, or no less than seven (7) spaces. If a transit station no less than four hundred (400) square feet in area has been incorporated into the primary facade of a principal structure the transit station shall provide a credit of seven (7) per cent of required parking, or no less than ten (10) spaces.
3. In lieu of minimum parking requirements, the City may accept a one-time payment per each space of shared parking. The City Manager shall establish the amount of payment annually based on the approximate cost to build structured parking.
4. Minimum parking requirements are described in Article XXXIII of this Code, unless specifically provided for below.

*Residential.* Residential parking requirements shall be those provided in Section 33.3 of this Code, and subject to a two and one-half (2.5) per cent parking reduction for multiple-family dwelling units within developments containing at least fifty (50) dwelling units, and a five-percent reduction for multiple-family dwelling units within developments containing at least one hundred (100) dwelling units.

~~*Retail and personal service shops.* A minimum of three (3) parking spaces for every one thousand (1,000) square feet of nonstorage floor area. Parking may be provided off site within a distance of one thousand three hundred twenty (1,320) feet.~~

~~*Office.* A minimum of four (4) parking spaces for every one thousand (1,000) square feet of gross floor area. Parking may be provided off site~~

1                   ~~within a distance of one thousand three hundred~~  
2                   ~~twenty (1,320) feet.~~

3                   .       .       .

4  
5                   **[Note to Municipal Code: The rest of this section**  
6                   **shall remain as codified.]**

7  
8                   **SECTION 2:** The Code of Ordinances of the City of  
9                   Margate, Florida, Appendix-A Zoning, Article XXXIII OFF-  
10                  STREET PARKING AND LOADING, Section 33.1. Off-street  
11                  parking required, is hereby amended to read as follows<sup>1</sup>:  
12

13 **Section 33.1. - Off-street parking required.**

14  
15                  (A) Every building, use or structure, instituted or  
16                  erected after the effective date of this ordinance  
17                  shall be provided with off-street parking facilities  
18                  in accordance with the provisions of this article for  
19                  the use of occupants, employees, visitors or patrons.  
20

21                  (B) Such off-street parking facilities shall be  
22                  maintained and continued as an accessory use as long  
23                  as the main use is continued.  
24

25                  (C) Where a building existed at the effective date of  
26                  this ordinance such building may be modernized,  
27                  altered or repaired, provided there is no increase in  
28                  floor area or capacity and there is no change of  
29                  occupancy, without providing additional off-street  
30                  parking facilities.  
31

32                  (D) Where a building or use, which existed at the  
33                  effective date of this ordinance, is enlarged in  
34                  floor area, volume, capacity, or space occupied, off-  
35                  street parking facilities as specified herein shall  
36                  be provided for the additional floor area, volume,  
37                  capacity or space so created or occupied.  
38

39                  ~~(E) Where a building or use which existed at the~~  
40                  ~~effective date of this ordinance is changed in use or~~  
41                  ~~occupancy, additional off-street parking facilities~~  
42                  ~~shall be provided to the extent that the off-street~~  
43                  ~~parking required by this ordinance for the new use or~~  
44                  ~~occupancy exceeds the off-street parking which would~~  
45                  ~~have been required for the previous use or occupancy~~

~~had the regulations of this article been applicable thereto. For the purposes of this section, a change of use or occupancy shall mean a change from one category of off-street parking requirements to another such category under Section 33.3.~~

(EF) It shall be unlawful for an owner or operator of any building, structure or use affected by this article to discontinue, change or dispense with, or to cause the discontinuance or reduction of the required parking facilities apart from the discontinuance, sale or transfer of such structure or use, without establishing alternative vehicle parking facilities which meet the requirements of this article. It shall be unlawful for any person, firm, or corporation to utilize such building, structure or use without providing the off-street parking facilities to meet the requirements of and be in compliance with this article.

(FG) It shall be unlawful for an owner or operator of any building, structure or use, other than of residential use, to permit or allow the parking of motor vehicles on any area that is not specifically designated and approved for parking by the City of Margate for such purpose.

(G) The off-street parking facilities required under this Article shall be located on the same plot or parcel of land such facilities are intended to serve, or upon an additional plot of land, the nearest property line of which is located within four hundred (400) feet, airline measurement, of the nearest property line of the premises it is intended to serve. All off-street parking facilities required under this Article shall be located on property whereon such off-street parking use is a permissible use and shall be designed, developed and maintained in accordance with all applicable provisions of Ordinance No. 1500.00, as amended, or unless specified otherwise in articles VII, VIII and IX for the TOC districts.

All off-street parking facilities required under this article that are to be provided upon an additional plot of land as hereinbefore provided, requires that the owner of such additional plot of land to be used for off-street parking facilities and the owner of the land

intended to be served by such off-street parking facilities enter into a written agreement with the City whereby the land providing the additional parking area shall never be sold or disposed of except in conjunction with the sale of the building or the use which the additional area serves, so long as such parking facilities are required, and said agreement shall be approved by the City Attorney and recorded in the public records of Broward County, Florida, at the expense of the owner, and shall be considered to be a restriction running with the land and shall bind the heirs, successors and assigns of the said owner; provided, that another additional plot or plots complying with the provisions of the zoning ordinance and subject to a recorded agreement as above specified may be substituted for the additional plot of land. Said written agreement may be voided by the City Commission if other provisions are made for off-street parking facilities pursuant to this Article. In the case of a new or substitute agreement for the use of a plot of additional land to meet off-street parking requirements, the original or preceding agreement shall be voided by the execution and recording of the new agreement.

**SECTION 3:** 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 Parking design standards.**

~~(A) — The off-street parking facilities required under this article shall be located on the same plot or parcel of land such facilities are intended to serve, or upon an additional plot of land, the nearest property line of which is located within four hundred (400) feet, airline measurement, of the nearest property line of the premises it is intended to serve. All off-street parking facilities required under this article shall be located on property whereon such off-street parking use is a permissible use and shall be designed, developed and maintained in accordance with all applicable provisions of Ordinance No. 1500.00, or unless specified otherwise in articles VII, VIII and IX for the TOC districts.~~

~~All off-street parking facilities required under this article that are to be provided upon an additional plot of land as hereinbefore provided, requires that the owner of such additional plot of land to be used for off-street parking facilities and the owner of the land intended to be served by such off-street parking facilities enter into a written agreement with the city whereby the land providing the additional parking area shall never be sold or disposed of except in conjunction with the sale of the building or the use which the additional area serves, so long as such parking facilities are required, and said agreement shall be approved by the city attorney and recorded in the public records of Broward County, Florida, at the expense of the owner, and shall be considered to be a restriction running with the land and shall bind the heirs, successors and assigns of the said owner; provided, however, that another additional plot or plots complying with the provisions of the zoning ordinance and subject to a recorded agreement as above specified may be substituted for the additional plot of land. Said written agreement may be voided by the city council if other provisions are made for off-street parking facilities pursuant to this article. In the case of a new or substitute agreement for the use of a plot of additional land to meet off-street parking requirements, the original or preceding agreement shall be voided by the execution and recording of the new agreement.~~

~~(AB) The following design standards have been adopted for all off-street parking facilities Single family and duplex residential development:~~

~~(1) Each parking space required and provided, pursuant to the provisions of this article, shall be accessible to a street or alley via an aisle or driveway and shall not be of lesser dimensions than specified in Table P, "Off-Street Parking Standards." Driveways leading to parking areas shall not be less than three (3) feet from any building or structure, not less than two (2) feet and six (6) inches from any property line, and not less than five (5) feet from any public street right-of-way. The areas of separation for the driveway shall be landscaped and protected from vehicular encroachment.~~

~~(2) The use of wheel stops shall be required for each parking stall directly abutting a sidewalk that is less than seven (7) feet wide and is not elevated at least six (6) inches higher than the abutting parking space(s), and when any parking space is directly abutting an outdoor seating area, walkway café, wall,~~

1 or any utility infrastructure located above ground. In  
2 lieu of wheelstops, bollards meeting minimum  
3 requirements provided by the Department of  
4 Environmental and Engineering Services may be utilized  
5 in parking spaces that are abutting outdoor seating  
6 areas, walkway cafés, or above ground utility  
7 infrastructure. Protective curbing shall be required  
8 for parking stalls directly abutting a landscaped  
9 area.

10  
11 ~~(3) All interlocking ninety-degree parking stalls shall be~~  
12 ~~separated by a curbed landscape median no less than~~  
13 ~~seven (7) feet in width. Parking stalls of less than~~  
14 ~~ninety (90) degrees shall be separated by a curbed~~  
15 ~~median with an average width of seven (7) feet. This~~  
16 ~~requirement shall only apply to new developments and~~  
17 ~~redevelopments within the City. Parking lots existing~~  
18 ~~before the effective date of this subsection shall, at~~  
19 ~~a minimum, utilize wheelstops in all interlocking~~  
20 ~~parking stalls.~~

21  
22 ~~(4) No parking stall shall be less than nine (9) feet in~~  
23 ~~width and eighteen (18) feet in length, except that~~  
24 ~~parallel parking stalls shall be no less than nine (9)~~  
25 ~~feet in width and twenty-two (22) feet in length. Any~~  
26 ~~parking stall abutting a curbed landscape area no less~~  
27 ~~than seven (7) feet in width may reduce stall length~~  
28 ~~by two (2) feet.~~

29  
30 ~~(5) No off-street parking area drive-aisle shall be less~~  
31 ~~than twenty-two (22) feet in width for two-way~~  
32 ~~traffic. The following standards shall apply to one-~~  
33 ~~way drive aisles in parking areas:~~

34  
35 ~~(a) One-way drive-aisles for thirty-degree angled~~  
36 ~~parking and parallel parking shall be no less~~  
37 ~~than twelve (12) feet in width.~~

38  
39 ~~(b) One-way drive aisles for forty-five-degree angled~~  
40 ~~parking shall be no less than thirteen (13) feet~~  
41 ~~in width.~~

42  
43 ~~(c) One-way drive aisles for fifty-two-and-one-half-~~  
44 ~~degree angled parking shall be no less than~~  
45 ~~fifteen (15) feet in width.~~

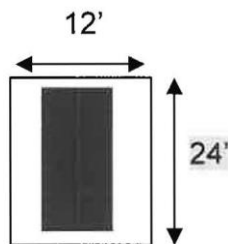
~~(d) One-way drive aisles for sixty-degree parking shall be no less than seventeen (17) feet in width.~~

~~(e) One-way drive aisles for ninety-degree parking shall be no less than twenty-two (22) feet in width.~~

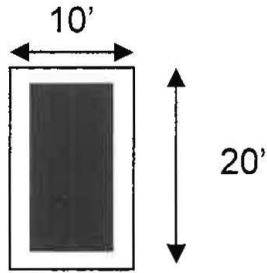
~~(6)~~(1) The following minimum requirements shall apply to all single-family dwellings and duplex dwellings. The following minimum requirements shall also apply to any fee-simple townhouse or villa developments which provide off-street parking in the form of driveways, carports, and/or garages when 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:

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

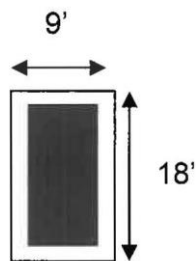
(b) A garage shall have minimum interior dimensions of twenty-four (24) feet deep and twelve (12) feet wide, with a minimum vertical clearance of eight (8) feet. This space shall not be occupied by fixtures such as cabinets, water heaters, laundry appliances, etc.



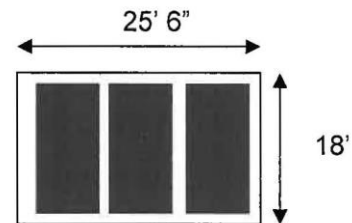
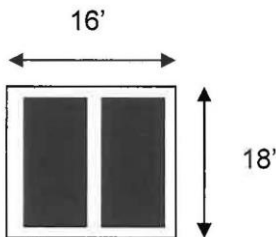
(c) A carport shall have a minimum dimension of twenty (20) feet deep and ten (10) feet wide, per vehicle, with a minimum vertical clearance of eight (8) feet. This space shall be exclusive of vertical supports and shall not be occupied by storage, equipment, or inoperable vehicles.



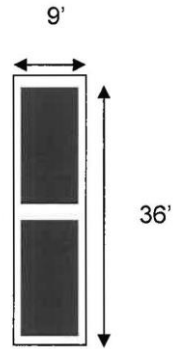
- (d) A single-width driveway shall be a minimum eighteen (18) feet deep and nine (9) feet wide for a single vehicle.



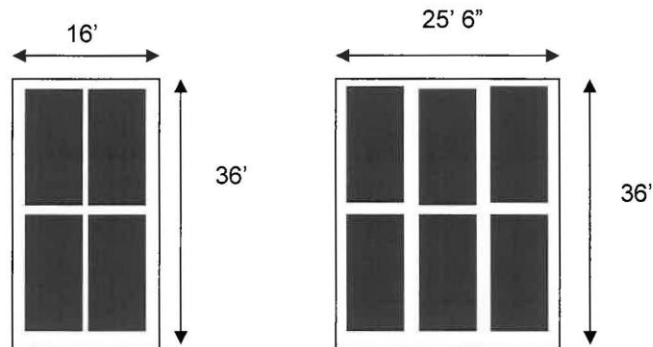
- (e) For a driveway where cars are parked side-by-side, the driveway shall be a minimum eighteen (18) feet deep and eight (8) feet wide for each vehicle when two (2) cars are parked side-by-side. If the driveway is widened to accommodate more than two (2) vehicles side-by side, the minimum width for each vehicle shall be eight (8) feet six (6) inches.



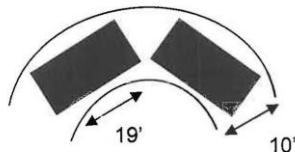
- (f) For a single-width driveway where cars are parked in tandem (front-to-back), the driveway shall be a minimum eighteen (18) feet deep and nine (9) feet wide for each vehicle.



- (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.

(B) Multi-family and non-residential development:

(1) Each parking space required and provided, pursuant to the provisions of this Article, shall be accessible to a street or alley via paved aisle or driveway and shall not be of lesser dimensions than specified in Table P, "Off-Street Parking Standards," provided, however, 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 shall be subject to the design standards of Paragraph A of this section. Driveways leading to parking areas shall not be less than three (3) feet from any building or structure, not less than five (5) feet from any property line, and not less than ten (10) feet from any public street right-of-way. The areas of separation for the driveway shall be landscaped and protected from vehicular encroachment.

(2) The use of wheel stops shall be required for each parking stall directly abutting a walkway that is less than seven (7) feet wide and is not elevated at least six (6) inches higher than the abutting parking space(s), and when any parking space is directly abutting an outdoor seating area, walkway café, wall, or any utility infrastructure located above ground. In lieu of wheelstops, bollards meeting minimum requirements provided by the Department of Environmental and Engineering Services may be utilized in the above described locations. Protective curbing shall be required for parking stalls directly abutting a landscaped area.

(3) All interlocking ninety-degree parking stalls shall be separated by a curbed landscape median no less than seven (7) feet in width. Parking stalls of less than ninety (90) degrees shall be separated by a curbed median with an average width of seven (7) feet. This requirement shall only apply to new developments and redevelopments within the City. Parking lots existing

1                   before the effective date of this subsection shall, at  
2                   a minimum, utilize wheelstops in all interlocking  
3                   parking stalls.

4  
5                   (4)       No parking stall shall be less than nine (9) feet in  
6                   width and eighteen (18) feet in length, except that  
7                   parallel parking stalls shall be no less than nine (9)  
8                   feet in width and twenty-two (22) feet in length. Any  
9                   parking stall abutting a curbed landscape area no less  
10                  than seven (7) feet in width may reduce stall length  
11                  by two (2) feet.

12  
13                  (5)       No off-street parking area drive-aisle shall be less  
14                  than twenty-two (22) feet in width for two-way  
15                  traffic. The following standards shall apply to one-  
16                  way drive aisles in parking areas:

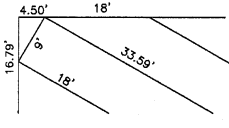
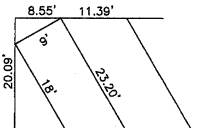
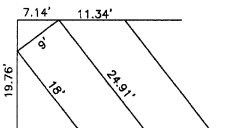
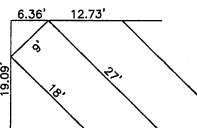
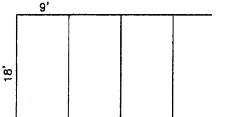
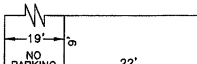
17  
18                  (a)       One-way drive-aisles for thirty-degree angled  
19                  parking and parallel parking shall be no less  
20                  than twelve (12) feet in width.

21  
22                  (b)       One-way drive aisles for forty-five-degree angled  
23                  parking shall be no less than thirteen (13) feet  
24                  in width.

25  
26                  (c)       One-way drive aisles for fifty-two-and-one-half-  
27                  degree angled parking shall be no less than  
28                  fifteen (15) feet in width.

29  
30                  (d)       One-way drive aisles for sixty-degree parking  
31                  shall be no less than seventeen (17) feet in  
32                  width.

33  
34                  (e)       One-way drive aisles for ninety-degree parking  
35                  shall be no less than twenty-two (22) feet in  
36                  width.

<b>TABLE P</b> <b>OFF STREET PARKING STANDARDS</b>	
 <p>             AISLE: ONE WAY - 12'              TWO WAY - 22'  <b>30° PARKING</b> </p>	 <p>             AISLE: ONE WAY - 17'              TWO WAY - 22'  <b>60° PARKING</b> </p>
 <p>             AISLE: ONE WAY - 15'              TWO WAY - 22'  <b>52.5° PARKING</b> </p>	 <p>             AISLE: ONE WAY - 13'              TWO WAY - 22'  <b>45° PARKING</b> </p>
 <p>             AISLE: ONE WAY - 22'              TWO WAY - 22'  <b>90° PARKING</b> </p>	 <p>             AISLE: ONE WAY - 12'              TWO WAY - 22'  <b>PARALLEL PARKING</b> </p>

(C) The required off-street parking facilities shall be identified as to purpose and as to location when not clearly evident from a street or alley. Off-street parking facilities including access aisles and driveways, shall be surfaced with a minimum of one (1) inch of asphaltic concrete over a six-inch limerock base and maintained in a smooth, well-graded condition, provided that driveways, access aisles and parking spaces for churches and for public and private schools offering academic courses may be surfaced with grass or lawn.

(D) All parking facilities required by this Aarticle shall be drained so as not to cause any nuisance on adjacent or public property from runoff. Drainage will be provided by the most efficient and practical structure appropriate to the physical conditions of the site. Minimum standards shall be those established by the drainage district having jurisdiction over the area unless standards developed and adopted by this article are more stringent, in which case the more restrictive standards shall apply. A plan for on-site drainage

shall be approved by the department of environmental and engineering services prior to the issuance of a building permit.

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

(1) *General requirements:* The following lighting requirements shall apply to all vehicular use areas in non-residential, multi-family, and mixed use developments.

(2) *Required illumination levels for parking lots:* The lighting system shall be designed with efficiency, security, quality, and control. The required illumination levels, which are expressed in footcandles (fc), are maintained levels. Maintained levels take into account the luminaires decreased efficiency over time by a factor.

Required illuminance levels, expressed in footcandles (fc), have been established for two (2) levels of activity designated as level 1 and level 2, based on nighttime traffic and pedestrian activity. The defined levels of activity for facilities are as follows:

**Table 1.**  
**Levels of Nighttime Traffic and Pedestrian Activity**

Level of Activity	Nighttime use
Level 1	<ul style="list-style-type: none"><li>Facilities with businesses not operating after 7:00 p.m.</li></ul>
	<ul style="list-style-type: none"><li>Multifamily residential</li></ul>
Level 2	<ul style="list-style-type: none"><li>Non-residential facilities. Facilities with businesses operating after 7:00 p.m. These facilities can fall back to level 1 criteria only after the closing hours of all</li></ul>

businesses within the center.

The required illuminance levels for the two (2) levels of activity shall be as follows:

**Table 2.**  
**Required Maintained Illuminance Levels**

Feature	Level 1	Level 2
Minimum horizontal illuminance	1.0 (fc)	2.0 (fc)
Maximum Uniformity ratio (max/min) <sup>1</sup>	10:1	10:1
<sup>1</sup> Uniformity ratios shall be measured at grade level.		

(3) *Required illumination levels for garages:* The required illuminance levels for each parking garage component shall be as specified in Table 3, below:

**Table 3.**  
**Required Maintained Illuminance Levels**

Feature	General Areas	Ramps	Entrance Areas	Stairways	Rooftop
Minimum Horizontal Illuminance	2.0 (fc)	1.0 (fc)	1.0 (fc)	2.0 (fc)	2.0 (fc)
Maximum Uniformity Ratio (Max/Min)	10:1	10:1	10:1	10:1	10:1

(4) *Light sources:* All exterior parking lot lighting fixtures must be fully shielded to prevent nuisance lighting.

(5) *Mounting-height restrictions:* In order to prevent nuisance lighting, pole fixtures shall be mounted

1 between fifteen (15) feet and forty (40) feet in  
2 height. Wall-mounted fixtures shall be mounted at  
3 a minimum height of ten (10) feet, but shall not  
4 be placed on nor extend past the roofline of any  
5 structure.

6  
7 (6) *Obtrusive light:* Obtrusive spill light and up  
8 light shall be controlled with the use of  
9 efficient luminaires using cut-off optics and  
10 shields. Luminaires providing light to any parcel  
11 of land adjacent to any residentially zoned parcel  
12 of land shall emit no more than one-half (0.5)  
13 footcandle of light at the property line of the  
14 adjacently zoned parcel, measured horizontally six  
15 (6) feet above grade level.

16  
17 (7) *Tree canopies:* Location of light poles in new  
18 facilities and substantial rehabilitation of  
19 existing facilities shall be such that poles are  
20 placed a minimum of ten (10) feet from the edge of  
21 the tree canopy. Tree canopies at existing  
22 facilities shall be trimmed in accordance with the  
23 City of Margate's Property Maintenance and  
24 Landscaping codes, in order to allow lighting to  
25 reach the parking surface.

26  
27 (8) *Photometric plans:* A photometric plan shall be  
28 submitted with every DRC application for a site  
29 plan approval or amendment, change of occupancy  
30 group, or special exception use. Said plan shall  
31 clearly and accurately designate the required  
32 parking spaces, lighting, access aisles,  
33 driveways, adjacent utility poles that provide  
34 light to the subject property, and trees (existing  
35 and proposed). Such facilities shall be arranged  
36 for the convenient access and safety of  
37 pedestrians and vehicles. Photometric plans shall  
38 delineate footcandle measurements in a grid  
39 pattern using ten-foot squares throughout the  
40 vehicular use area and measured at grade.  
41 Photometric plans shall include light  
42 contributions from all sources, including, but not  
43 limited to, pole mounted light fixtures, wall-  
44 mounted light fixtures, illuminated signs, and  
45 adjacent street lights.

1 For existing sites and structures, an inspection  
2 and test of all existing site lighting systems may  
3 be performed by a design professional who can  
4 certify to the Margate Department of Environmental  
5 and Engineering Services that existing site  
6 lighting facilities meet the design criteria and  
7 meet functional compliance with this Code.

8 (9) *Inspection:* Prior to issuing a certificate of  
9 occupancy or certificate of completion for any  
10 application required to comply with this section, a  
11 design professional shall certify to the Margate  
12 Department of Environmental and Engineering  
13 Services that the exterior lighting facilities are  
14 in compliance with this section.

15  
16 (F) Before any building permit for any new parking area,  
17 new or change of use, or substantial modification to an  
18 existing parking area such as an alteration to vehicle  
19 circulation and/or an expansion of the parking area can  
20 be issued, a property owner shall submit a master  
21 parking plan to the City for review and approval, as  
22 follows: ~~A plan shall be submitted with every~~  
23 ~~application for a building permit for any use or~~  
24 ~~structure required to provide off-street parking under~~  
25 ~~this article, which plan shall clearly and accurately~~  
26 ~~designate the required parking spaces, drainage,~~  
27 ~~lighting, access aisles, driveways, and relation to the~~  
28 ~~uses or structures these off-street parking facilities~~  
29 ~~are intended to serve. Such facilities shall be~~  
30 ~~arranged for the convenient access and safety of~~  
31 ~~pedestrians and vehicles.~~

32  
33 (1) For single family or duplex housing, a parking  
34 plan shall be submitted with the building permit  
35 application for said single family or duplex unit.  
36 The plan shall clearly and accurately designate  
37 the required off-street parking spaces.

38  
39 (2) For all other uses or improvements described in  
40 Paragraph (F), above, a master parking plan shall  
41 be submitted by the property owner to the  
42 Development Services Department for review and  
43 approval by the Development Review Committee  
44 (DRC). The plan shall clearly and accurately

1 designate off-street parking spaces, landscape  
2 areas, pedestrian access, bicycle parking  
3 facilities, parking for disabled people,  
4 pedestrian drop off and pick-up areas, dumpster  
5 locations, loading zones, all truck turning  
6 movements, drainage, lighting, access aisles,  
7 driveways, and the relation to the uses or  
8 structures these off-street parking facilities are  
9 intended to serve as appropriate. If applicable  
10 to the subject property or properties, the  
11 following parking area features shall be included  
12 in the master parking plan: electric vehicle  
13 charging stations, fuel pumps, valet parking,  
14 vehicle gates, vehicle reservoir areas (queueing),  
15 short-term parking such as order online and pick-  
16 up at store parking, designated spaces for  
17 restaurants with curbside or automobile service  
18 where customers consume food in vehicles, reserved  
19 parking spaces, hydrants, freestanding signs, and  
20 all other accessory structures within the parking  
21 area. Such facilities shall be arranged for the  
22 convenient access and safety of pedestrians and  
23 vehicles.

24  
25 (a) The master parking plan shall be prepared by  
26 a professional engineer licensed in the State  
27 of Florida.

28  
29 (b) The master parking plan shall provide a  
30 detailed parking calculation. If this Code  
31 does not prescribe a minimum number of  
32 parking spaces for the proposed use(s), then  
33 a justification for the number of parking  
34 spaces provided shall be prepared by a  
35 qualified traffic engineer or certified  
36 planner (AICP) and submitted with the master  
37 parking plan.

38  
39 (c) Where shared parking is proposed, the master  
40 parking plan shall identify the uses that  
41 share the parking and demonstrate the hours  
42 of use by each use. Non-residential parking  
43 requirements may not be shared with  
44 residential parking requirements.

1                   Residential parking shall be isolated from  
2                   non-residential parking.

3  
4                   (d) When an application for a change of use is  
5                   submitted a previously approved master  
6                   parking plan may be submitted to the  
7                   Development Services Director for review with  
8                   an updated parking calculation and  
9                   justification for the number of spaces  
10                   provided. The director may approve the plan  
11                   or forward it to the DRC for review and  
12                   approval.

13  
14                   (e) Approval of a proposed master parking plan  
15                   shall be based on the design standards of the  
16                   City Code for the various components of the  
17                   plan. All of the following factors shall be  
18                   considered in the justification of the number  
19                   of parking spaces:

20  
21                                   (i)           The physical constraints of  
22                                   the parking field.

23  
24                                   (ii)          The intensity of the uses on  
25                                   the property.

26  
27                                   (iii)         The use of shared parking.

28  
29                                   (iv)         The availability of and  
30                                   convenient access to transit  
31                                   to the site.

32  
33                                   (v)          Information from peer-reviewed  
34                                   literature regarding parking  
35                                   generation rates and the  
36                                   reduction of parking demand.

37  
38                                   (vi)         Experience from other sites in  
39                                   the City.

(vii) The proposed master parking plan will not create a parking problem due to customers or employees using on-street parking in the neighborhood, and that traffic problems in the neighborhood will not be materially increased.

(f) The property owner is responsible for making all improvements described in the approved master parking plan prior to the issuance of any temporary certificate of occupancy, certificate of occupancy, or certificate of completion for any application required to comply with this section.

(g) A master parking plan shall be null and void if a building permit and/or engineering permit has not been issued for the improvements described therein within one year from the date of approval. The date of approval shall be the date an official DRC meeting approved the plan, or in the case of a previously approved master plan, the date of the Development Services director approval.

(G) It shall be unlawful for an owner or operator of a building or use affected by this article to discontinue, change or dispense with, or to cause the discontinuance or reduction of the required parking facilities apart from the discontinuance, sale or transfer of such structure or use, without establishing alternative vehicle parking facilities which meet the requirements of this article. It shall be unlawful for any person, firm or corporation to utilize such building, structure or use without providing the off-street parking facilities to meet the requirements of and be in compliance with this article.

(H) Required parking areas, landscaped areas, swales, parkways, traveled rights-of-way, and sidewalks shall not be used for either parking, repair or storage of inoperative or unregistered vehicles, boats or

trailers, except in an emergency situation and for not longer than forty-eight (48) hours.

**SECTION 4:** The Code of Ordinances of the City of Margate, Florida, Appendix-A Zoning, Article XXXIII OFF-STREET PARKING AND LOADING, Section 33.3. Amount of off-street parking, is hereby amended to read as follows<sup>1</sup>:

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

The off-street parking required by this article shall be provided and maintained on the basis of the following minimum requirements:

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

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

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

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

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

1           (2) *Dwelling, multiple-family:*  
2

3           (a) For multiple-family dwellings developed prior to  
4           September 5, 2018, including the reconstruction  
5           of those properties after catastrophe, the  
6           following minimum parking requirements shall  
7           apply:  
8

9           (i) One (1) parking space for each efficiency.  
10

11           (ii) A minimum of two (2) parking spaces for  
12           each dwelling unit of one (1) or more  
13           bedrooms.  
14

15           (ii) Garages shall not be considered as  
16           complying with this section.  
17

18           (iv) In addition to the above requirements,  
19           supplemental guest parking shall be  
20           provided on the basis of one (1) space for  
21           each five (5) dwelling units.  
22

23           (v) Housing which is zoned or deed restricted  
24           for exclusive use by persons sixty-two (62)  
25           years of age or older, one (1) space  
26           dwelling unit plus an additional one (1)  
27           space for each five (5) dwelling units for  
28           guest parking.  
29

30           (b) For multiple-family dwellings developed after  
31           September 5, 2018, including additions to  
32           existing developments: A minimum of two (2)  
33           parking spaces for each dwelling unit of two (2)  
34           bedrooms or less. One (1) additional parking  
35           space is required for each additional bedroom.  
36           In addition to the above requirements,  
37           supplemental guest parking shall be provided on  
38           the basis of not less than fifteen (15) per  
39           cent.  
40

41           (i) Individual garages shall count as one (1)  
42           parking space if each garage provides a  
43           minimum interior dimensions of twenty-four  
44           (24) feet deep and twelve (12) feet wide,  
45           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. 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.

(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.~~

(57) *Trailer courts.* One (1) parking space for each trailer site.

~~(8) *Hospitals.* One (1) parking space for each two (2) beds for patients; and one (1) parking space for each employee.~~

(69) *Convalescent homes, nursing homes, retirement homes, and other similar institutions for the care of the aged and inform.* One (1) parking space for each five (5) beds for patients or inmates, and one (1) parking space for each employee.

~~(10) *Theatres and other places of assembly having fixed seats:* One (1) parking space for each three (3) fixed seats.~~

~~(11) *Places of public assembly including assembly halls (except for as provided in paragraphs 10 and 12), exhibition halls, convention halls, dance halls, skating rinks, sport arenas, community centers, libraries and museums:* One (1) parking space for each three (3) seats or one (1) parking space for each thirty-five (35) square feet of assembly area where benches, folding chairs, or other similar seating is utilized, whichever may be greater; plus one (1) parking space for each additional two hundred (200) square feet of floor area occupied by guests, customers, patrons, members or other occupants.~~

~~(12) *Private clubs, lodges, fraternal buildings, union halls:* One (1) parking space for each three (3) fixed seats or thirty-five (35) square feet of assembly hall or auditorium where benches, folding chairs or other similar seating is utilized, whichever may be greater; plus or (sic) one (1) parking space for each two hundred (200) square feet of gross floor area~~

occupied by guests, customers, patrons, members or other occupants.

~~(13) Places of churches or any other house of worship: One (1) parking space for each three (3) fixed seats of assembly or chapel area or one (1) parking space for each thirty-five (35) square feet of assembly or chapel area where benches, pews, folding chairs, or other similar seating is utilized, whichever may be greater; plus one (1) parking space for each Sunday school or classroom, one (1) parking space per two hundred (200) square feet of remaining gross floor area, and sixty-five (65) per cent of required parking for accessory uses, such as day care centers.~~

~~(14) Stadiums. One (1) parking space for each five (5) seats.~~

~~(15) Bowling alleys. Four (4) parking spaces for each alley.~~

~~(16) Funeral homes. One (1) parking space for each five (5) seats in public rooms.~~

~~(17) Medical, dental, chiropractic, etc., offices and/or clinics. One (1) parking space for each one hundred fifty (150) square feet of floor area, not including storage areas.~~

~~(18) Business, professional and governmental offices. One (1) parking space for each two hundred (200) square feet of floor area for office purposes only.~~

~~(19) Restaurants, bars, beer gardens, night clubs. One (1) parking space for each thirty (30) square feet of floor area in rooms for customer service.~~

~~(20) Elementary and middle schools, public, private or parochial. One (1) parking space for each employee, plus additional parking spaces for rooms used for public assembly, to the extent of sixty-five (65) per cent of the off-street parking as otherwise required by this section.~~

~~(21) Senior high schools and colleges, public, private or parochial, and tutor, academic limited to major subject areas. One (1) parking space for each employee, plus one (1) parking space for each two (2) students, plus additional parking spaces for rooms used for public assembly, to the extent of sixty-five (65) per cent off the off-street parking as otherwise required by this section.~~

~~(22) Retail stores, personal service shops, household repairs or equipment shops, interior decoration shops. One (1) parking space for each three hundred (300) square feet of nonstorage area.~~

~~\*(23) Manufacturing and industrial uses, research and testing laboratories, bottling plants, printing and engraving plants, warehouses, wholesale stores, laundries, and storage buildings: One (1) parking space for each five hundred (500) square feet of building area.~~

~~Warehouse, mixed use: Three parking spaces per one thousand (1,000) square feet of building area.~~

~~\*Special notes:~~

~~(a) "Motor vehicle establishments" are more appropriately covered by "New and used car sales agencies, lots and related establishments".~~

~~(b) "Printing and engraving shops" changed to "Printing and engraving plants" to differentiate them from retail quick-print stores.~~

~~(c) Parking in front of overhead doors is hereby eliminated for access and safety considerations.~~

~~(d) Mini-warehouses are covered by "Storage buildings."~~

~~(24) Telephone exchange buildings, and other buildings housing automatic or specialized equipment, where no customers or patrons are served on the premises or are permitted to visit the premises: One (1) parking space for six hundred fifty (650) square feet.~~

~~(25) Terminal facilities, including bus depots and truck terminals: One (1) parking space for each two (2) employees, plus one (1) parking space for each four (4) persons of the normal capacity of use, as customers, patrons and visitors.~~

(726) *Uses not specifically mentioned.* The requirements for off-street parking for any residential uses not specifically mentioned in this section shall be the same as provided in this section for the use most similar to the one sought, it being the intent to require all residential uses ~~except agricultural~~ to provide off-street parking as described above. All non-residential uses shall be required to provide off-street parking, in accordance with an approved Master Parking Plan.

(827) *Fractional measurements.* When units or measurements determining number of required off-street parking spaces result in requirements of fractional space, any such fraction shall require a full off-street parking space.

(928) *Mixed uses.* In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking space for one use shall not be considered as providing the required off-street parking for any other use. Non-residential parking requirements may not be shared with residential parking requirements. Residential parking shall be isolated from non-residential parking.

~~(29) Measurement.~~ For the purpose of this article, floor area shall mean the gross floor area inside of the exterior walls; in hospitals, bassinets shall not count as beds. In stadiums, sport arenas, churches, and other places of assembly in which occupants utilize benches, pews or other similar seating facilities, each two (2) lineal feet of such seating facilities shall be counted as one (1) seat for the purpose of computing off-street parking requirements.

~~(30) New and used car sales agencies, lots and related establishments . One (1) parking space shall be provided for each five hundred (500) square feet of~~

1 sales and showroom area, one (1) space for each  
2 principal and executive and one (1) space for each  
3 two (2) salesmen and mechanics.  
4

5 ~~(31) Shopping centers. Five and one-half (5½) parking~~  
6 ~~spaces per one thousand (1,000) square feet of gross~~  
7 ~~building area. For the purpose of this article,~~  
8 ~~shopping centers are comprised of multiple occupancy~~  
9 ~~groups, including retail, office and assembly uses of~~  
10 ~~fifty (50) or less occupants.~~  
11

12 ~~(a) When any assembly use with an occupant load of~~  
13 ~~more than fifty (50) persons seeks to locate on~~  
14 ~~a parcel for which the parking calculations are~~  
15 ~~consistent with a shopping center, the parking~~  
16 ~~for the site will be recalculated with the~~  
17 ~~assembly use separated from the shopping center,~~  
18 ~~to provide parking for that assembly use as~~  
19 ~~specified by this Zoning Code.~~  
20

21 ~~(b) In the case of an assembly use being separated~~  
22 ~~from a shopping center parking calculation, the~~  
23 ~~off-street parking space for one use shall not~~  
24 ~~be considered as providing the required off-~~  
25 ~~street parking for any other use.~~  
26

27 ~~(32) Self-service storage facilities. Self-service storage~~  
28 ~~facilities wherein no sales, service, repair or outside~~  
29 ~~storage shall be conducted on the site and no other~~  
30 ~~occupational license shall be issued therein. These~~  
31 ~~restrictions shall apply for the life of the building(s).~~  
32 ~~The following requirements shall supersede otherwise~~  
33 ~~applicable provisions of this section:~~  
34

35 ~~(a) Perimeter within the complex shall maintain a two-~~  
36 ~~directional drive and provide a minimum forty-eight-~~  
37 ~~foot outside and thirty-five-foot inside turning~~  
38 ~~radius.~~  
39

40 ~~(b) Every door leading to a bay of ten (10) feet or less~~  
41 ~~in depth shall be accessed from a loading aisle at~~  
42 ~~least fifteen (15) feet wide. For the purposes of~~  
43 ~~this section, the depth of the bay shall be measured~~  
44 ~~from the exterior wall surface.~~  
45

46 ~~(c) Every door leading to a bay greater than ten (10)~~  
47 ~~feet and less than twenty (20) feet in depth shall~~

- 1                   ~~be accessed from a loading aisle at least twenty~~  
2                   ~~(20) feet in width.~~
- 3
- 4           ~~(d) Every overhead door leading to a bay of twenty (20)~~  
5           ~~feet or greater in depth shall be accessed from a~~  
6           ~~loading aisle at least thirty (30) feet in width.~~
- 7
- 8           ~~(e) Interior accessed buildings shall provide at least~~  
9           ~~one (1) loading space for each three thousand~~  
10           ~~(3,000) square feet of gross building area or~~  
11           ~~fraction thereof. Each space shall be a minimum of~~  
12           ~~eleven (11) feet in width and twenty-four (24) feet~~  
13           ~~in depth and shall be separated from the building by~~  
14           ~~a five-foot walk.~~
- 15
- 16           ~~(f) Rental office/manager's quarters shall provide one~~  
17           ~~(1) standard parking space for each one hundred~~  
18           ~~fifty (150) square feet of gross building area.~~
- 19
- 20           ~~(33) Miniature golf course. One (1) space for each hole, plus~~  
21           ~~one (1) space per employee during the largest work shift.~~
- 22
- 23           ~~(34) Golf driving course. One (1) space for every two (2)~~  
24           ~~driving tees, plus one (1) space per employee during the~~  
25           ~~largest work shift.~~
- 26
- 27           ~~(35) Batting cages. One (1) space for each batting station.~~
- 28
- 29           ~~(36) Amusement arcade. One (1) parking space for each coin-~~  
30           ~~operated device; plus one (1) parking space per employee~~  
31           ~~during the largest work shift. For coin-operated devices~~  
32           ~~with multiple game faces or playing stations, one (1)~~  
33           ~~parking space per each separate set of player controls,~~  
34           ~~buttons or screens.~~
- 35
- 36           ~~(37) Day care center. Two (2) spaces for patrons, plus one (1)~~  
37           ~~space per staff member during the largest work shift. This~~  
38           ~~shall be in addition to the vehicular reservoir area~~  
39           ~~required in section 35.11.~~
- 40
- 41           ~~(38) Indoor flea market. One (1) space for each three hundred~~  
42           ~~(300) square feet of nonstorage area, plus one (1) space~~  
43           ~~per employee during the largest work shift.~~
- 44
- 45           ~~(39) Game rooms. One (1) space per every fifty (50) square feet~~  
46           ~~of the gross floor area used for coin-operated amusement~~  
47           ~~devices.~~
- 48

~~(40) Billiard or pool tables. Two (2) parking spaces for every billiard or pool table, whether coin operated or non-coin operated.~~

~~(41) Nonredemption coin operated amusement devices. No additional parking will be required for any establishment with three (3) or fewer nonredemption coin-operated amusement devices.~~

**SECTION 5:** The Code of Ordinances of the City of Margate, Florida, Appendix-A Zoning, Article XXXIII OFF-STREET PARKING AND LOADING, Section 33.4. Combined off-street parking, is hereby amended to read as follows<sup>1</sup>:

**Section 33.4. - Combined off-street parking.**

Nothing in this article shall be construed to prevent collective provision for, or joint use of, off-street parking facilities for two (2) or more buildings or uses by two (2) or more owners or operations, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements of the several individual uses computed separately in accordance with this article. Non-residential parking shall not be shared with residential parking. Residential parking shall be isolated from non-residential parking.

**SECTION 6:** All ordinances or parts of ordinances in conflict herewith are and the same is hereby repealed to the extent of such conflict.

**SECTION 7:** If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

**SECTION 8:** It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the City of Margate Code, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 9:** This ordinance shall become effective immediately upon adoption at its second reading.

1  
2 PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

3 PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

4  
5 ATTEST:

6  
7  
8 \_\_\_\_\_  
9 JOSEPH J. KAVANAGH  
CITY CLERK

\_\_\_\_\_  
MAYOR TOMMY RUZZANO

10  
11  
12 RECORD OF VOTE - 1<sup>ST</sup> READING RECORD OF VOTE - 2<sup>ND</sup> READING

13  
14 Caggiano \_\_\_\_\_  
15 Simone \_\_\_\_\_  
16 Arserio \_\_\_\_\_  
17 Schwartz \_\_\_\_\_  
18 Ruzzano \_\_\_\_\_

Caggiano \_\_\_\_\_  
Simone \_\_\_\_\_  
Arserio \_\_\_\_\_  
Schwartz \_\_\_\_\_  
Ruzzano \_\_\_\_\_