



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
CURRENT PLANNING ACTIVITY
123 W. Indiana Avenue, DeLand, FL 32720
(386) 736-5959

TO: Planning and Land Development Regulation Commission

DATE: April 10, 2012

SUBJECT: Ordinance No. 2012-XXX. County ordinance amending the minimum parking standards and other related items of the zoning and land development code.

STAFF: Becky Mendez, AICP, Senior Planning Manager

In 1981 Volusia County adopted minimum parking requirements for specific land uses. The logic behind minimum parking standards is simple; if development projects do not provide adequate off-street parking then spillover onto local streets may occur, causing congestion and/or inconvenience. Typically, parking requirements are based on peak demand to avoid this issue. While it is sensible to establish off-street parking standards, requiring too much parking can have unintended consequences.

County council approved reduced parking as an implementation strategy during the April 24, 2008 Smart Growth public workshop. Council directed staff to find ways to reduce impervious parking areas associated with new development. Minimum parking requirements have influenced the land use decisions and urban form of the county. Providing more than enough free parking takes up land area, spreads development out by separating uses, and increases travel distances. Cars (not transit) become the obvious choice of transportation because it is the cheapest, fastest and most convenient mode. Excessive impervious surface areas negatively influence the environment and the visual ambience of a neighborhood. Council identified off-street parking requirements as an issue to be addressed, but eliminating free parking altogether, or establishing maximums instead of minimums, is not always reasonable.

Therefore, staff has reviewed the existing minimum parking regulations and suggests the following revisions to the zoning and land development code (Chapter 72, County Code of Ordinances):

1. Eliminate peak demand parking requirements

Staff recommends an approximately 20 percent average reduction in minimum parking requirements for all land use types. A few of the minimum parking standards increased, while others, like retail sales for example, were reduced by more than 50 percent.

Example: A proposed 9,100 square foot retail building:

- Currently, a minimum of 40 spaces or 6,840 sq ft of pavement is required
- Proposed, a minimum of 18 spaces or 3,078 sq ft of pavement is required

This scenario potentially eliminates 3,762 square feet of pavement for each retail building of

this size constructed. While nothing in the draft ordinance prohibits the applicant from requesting more than the minimum, the code would no longer mandate it.

2. Consolidate land use types and provide consistent units of measurement

The existing parking requirements by land use type have a variety of unit measurements ranging from gross floor area (GFA) to number of employees on the largest shift. Staff recommends consolidation of similar land use types with a standardized unit of measurement for efficient implementation of the code.

3. Provide change of structure and use standards

The existing code does not provide change of structure and use standards. As drafted, the proposed ordinance would encourage redevelopment of existing structures or uses that have insufficient parking. The amendment is intended to encourage adaptive reuse and infill within urban areas.

4. Revise standards for maximum parking

The existing code sets the maximum number of parking spaces for nonresidential uses at 125 percent of the minimum. Staff recommends keeping this maximum, but applying to all development except single family residences. In the example given above, the retail use could not exceed 23 spaces or 3,933 square feet of pavement without applying for and obtaining a variance from the PLDRC.

5. Revise standards for bicycle and motorcycle parking

The proposed change includes requiring minimum bicycle parking for all development projects, not just for a few specific land use types. Also, it proposes to reduce the threshold that would allow conversion of standard parking spaces to motorcycle parking. The intent is to encourage alternate modes of transportation.

6. Minor revision to the special exception requirements

The amendment will allow parking agreements and may discourage additional parking requests.

7. Move parking construction standards to the land development code

Staff requests this amendment for consistency throughout the land planning code and to improve the numbering of the section.

8. Add interconnected parking area provisions to the land development code

Nonresidential and multifamily developments fronting county or city collector, arterial, or state roads shall provide driveway improvements and driveway stub outs to property lines to facilitate existing and future interconnection of parking areas to adjacent sites.

On March 13, 2012, the PLDRC discussed the draft ordinance. The commission commented that the parking standard for multifamily, soccer fields, and hotel/motel may be too much, but that the standard for jogging trail was insufficient. The commission directed staff to schedule the draft ordinance for public hearing. No one from the public spoke on the discussion item.

Staff recommendation: Staff recommends that the PLDRC forward the ordinance to county council for approval.

ORDINANCE 2012-

AN ORDINANCE OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE COUNTY OF VOLUSIA, CHAPTER 72 LAND PLANNING, BY AMENDING ARTICLE II ZONING, DIVISION 8 SUPPLEMENTARY REGULATIONS, SECTION 72-286 OFF-STREET PARKING AND LOADING; BY AMENDING SECTION 72-293 SPECIAL EXCEPTIONS, BY AMENDING THE SPECIAL EXCEPTION CONDITIONS FOR OFF-STREET PARKING AREAS; BY AMENDING ARTICLE III LAND DEVELOPMENT REGULATIONS, DIVISION 4 DESIGN AND CONSTRUCTION STANDARDS OF IMPROVEMENTS, SECTION 72-618 OFF-STREET CIRCULATION, PARKING AND LOADING FACILITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AS FOLLOWS:

(Words in ~~strike-through~~ type are deletions; words in underscore type are additions.)

SECTION I: Chapter 72, article II, division 8, section 72-286, of the Code of Ordinances, County of Volusia is amended to read as follows:

Sec. 72-286. Off-street parking and loading.

Where required by this article, every use or structure shall have an adequate number of off-street parking and loading spaces for the use of occupants, employees, visitors, customers, patrons or suppliers. ~~Except as noted in this section, d~~Division 4 of the Land Development Code [article III], shall apply to the design and construction of all required off-street parking and loading areas.

- (1) Lighting, Surfacing, lighting and access. ~~Except in the C, FR, RC, A-1, A-2, A-3, A-4, R A, RR, RE, R-1 through R-6, R-9, MH-3, MH-4, MH-5, MH-6 and MH-8~~

1 ~~classifications, any required off-street parking and loading areas shall be surfaced~~
2 ~~with brick, asphalt, bituminous concrete or packed shell or marl material, and~~
3 ~~maintained in a smooth, well-graded condition. If the off-street parking area is~~
4 ~~lighted, artificial lighting shall be arranged and installed to minimize or eliminate~~
5 ~~glare on surrounding residential property and to motorists traveling on adjacent~~
6 ~~streets. All areas shall be designed for the safety and convenient access of~~
7 ~~pedestrians and vehicles.~~

8 (2) Location. Off-street parking areas shall be located to meet the following
9 requirements:

10 a. For single-family and duplex uses each off-street parking space shall be
11 located on the premises which it serves; ~~have minimum dimensions of~~
12 ~~nine feet in width by 19 feet in depth;~~ not be located in any front yard
13 except on a driveway but may be located within any garage or carport on
14 the premises; and/or may be located within any side or rear yard but not
15 closer than five feet to any side or rear lot line, but not in any platted
16 easements. Each such space must be accessible from a driveway
17 connected to the street providing primary access to the premises.

18 b. For all other uses, off-site parking and loading areas shall be designed and
19 located according to the requirements of this article and the applicable
20 divisions of the Land Development Code.

21 c. If the required off-street parking spaces cannot reasonably be provided on
22 the same lot on which the principal building or use is located, such
23 required off-street parking spaces may be located on another lot, owned or

1 leased by the owner of the lot on which the principal structure or use is
2 located, provided:

3 1. ~~that such~~ The spaces are located within 200 feet of the premises to
4 be served.

5 2. ~~and are~~ The spaces are located only in one or more of the
6 following classifications: B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8,
7 B-9, I-1, I-2, I-3 and I-4.

8 3. In the event that an off-site parking area is not under the same
9 ownership as the principal use served, the applicant shall provide
10 an affidavit to the county stating that they have the right to use the
11 property.

12 4. Any off-site parking located on a developed lot shall be in addition
13 to the minimum required parking necessary to support the principal
14 use of said developed lot.

15 (3) *Plan requirement.* An off-street parking or loading space plan shall be submitted
16 as follows:

17 a. For single-family and duplex uses, off-street parking plans shall be shown
18 on the plot plans submitted with an application for a building permit. The plot
19 plan shall accurately illustrate the number and location of parking spaces and
20 driveways.

21 b. For all other uses, an off-street parking and loading space plan meeting the
22 requirements of section 72-620 of the Land Development Code, shall be

submitted and approved during the site plan review process of the Land Development Code.

(4) ~~Design and location requirements for off-street parking areas.~~ Off-street parking areas shall be designed and located to meet the following requirements: Change of structure or use. An existing structure or use with insufficient off-street parking may be physically enlarged or undergo a change in use in compliance with the following:

a. ~~For single-family and duplex uses each off-street parking space shall be located on the premises which it serves; have minimum dimensions of nine feet in width by 19 feet in depth; not be located in any front yard except on a driveway but may be located within any garage or carport on the premises; and/or may be located within any side or rear yard but not closer than five feet to any side or rear lot line, but not in any platted easements. Each such space must be accessible from a driveway connected to the street providing primary access to the premises. If a structure with insufficient parking is enlarged, the owner must provide additional parking based on the square footage of the enlargement area, but is not required to supplement the number of existing insufficient parking spaces.~~

b. ~~For all other uses, off-site parking and loading areas shall be designed and located according to the requirements of this article and the applicable divisions of the Land Development Code. If a use is changed to one that requires more parking than the previous use, only the difference between~~

the number of parking spaces required for the previous use and those required for the new use shall be provided.

- (5) *Minimum off-street parking spaces.* The minimum number of off-street parking spaces shall be determined from the following table. Numbers for any use not specifically mentioned shall be the same as for the use most similar to the one sought. Fractional spaces shall be rounded to the closest number. In stadiums, houses of worship, sports arenas or other places of assembly where occupants sit on seats without dividing arms, each 18 linear inches of such seat shall be counted as one seat. For modification of certain minimum parking standard, refer to subsection 72-291(b).

Use	Number of Parking Spaces
Aircraft hangar and/or plane tie down	1 for each aircraft stored
Amusement centers (arcades, skating rinks, miniature golf, and similar uses)	1 per each 200 sq. ft. of area within enclosed buildings, plus 1 space for 3 persons the outdoor facilities are designed for, at maximum capacity.
Automotive, boat, motorcycle, mobile home and recreational vehicle sales	1 per 500 sq. ft. of GFA* for indoor uses, or 1 parking space for each 1,000 sq. ft. of lot area for outdoor uses
Ball park or stadium (other than Little League)	1 for each 3 seats, or 1 for each 300 sq. ft. of floor area, whichever is greater
Banks and similar financial institutions	1 per 250 sq. ft. of GFA*
Barber and beauty shops	3 per station or chair
Baseball/softball	38 spaces per field
Basketball court	5 spaces per court
Bed and breakfast homestay	1 for each guest room plus 2 per dwelling unit
Boat ramp	30 spaces per ramp, 15 spaces per boat lane
Bowling alleys	4 for each alley, in addition to spaces required for

	consumption of food and beverages or other recreational uses—
Commercial uses not listed—	1 per 250 sq. ft. of GFA*—
Community center or recreation center—	1 space per 200 sq. ft. of GFA*—
Concession building—	1 space per concessionaire or employee—
Day care center—	1 per 5 clients, plus one space per employee—
Duplex and multifamily dwelling—	2 per dwelling unit with two or more bedroom units; 1.5 per each one bedroom unit—
Equipped playground—	10 spaces per site—
Fishing pier—	1 space per 50 lineal feet—
Flex office warehouse	1 space for each 1,000 sq. ft. of floor area for storage and warehousing, plus 1 space for each 100 sq. ft. of office, sales or display area—
Furniture and flooring store—	1 per 1,000 sq. ft. of GFA*—
General, nonmedical, offices—	1 per 300 sq. ft. of GFA*—
Golf or country clubs—	3 spaces per golf hole, 1 for each 3 seats, or 1 for each 200 sq. ft. of GFA*, whichever is greater—
Group homes—	1 for each 5 persons, plus 1 for each employee on the largest shift—
Handball/racquetball court—	2 spaces per court—
Hardware store, home improvement stores, building material sales—	1 per 350 sq. ft. of GFA* of indoor sales and office area—
Health club—	7 spaces, per 1,000 sq. ft. of GFA*—
Hospital—	1 for each employee on the largest shift, plus 1/2 for each bed, and 1/2 for each staff doctor—
House of worship, auditoriums, funeral homes and other places of assembly not listed—	1 for each 3 seats in the principal place of assembly or 1 space for every 40 sq. ft. of seating area where there are no fixed seats—
Jogging/fitness trail—	2 spaces per trail head—
Library, art gallery—	1 for each 300 sq. ft. of GFA*—
Manufacturing industries—	1 for each employee on the largest shift, plus 1 additional space for each service vehicle, but not less than 1 parking space for each 1,000 sq. ft. of floor area, whichever is greater—

Marinas—	1 for each boat slip, plus 8 boat-trailer spaces for each boat launching ramp—
Medical offices, clinics and laboratories—	1 per 250 sq. ft. of GFA*—
Mini-warehouses—	1 for every 10 storage cubicles—
Mobile home dwellings—	2 per dwelling unit—
Mobile home parks—	2 per dwelling unit, plus any additional spaces reasonably required for accessory buildings or structures—
Motels or hotels—	1 for each unit, plus 1 for each 5 employees, in addition to spaces required for accessory uses—
Motor vehicle repair—	1 per 250 sq. ft. of GFA* and 2 spaces per service bay—
Multipurpose court—	5 spaces per court—
Multipurpose field—	8 spaces per acre—
Municipal, county, state, federal and community buildings—	4 spaces for each 1,000 sq. ft. of GFA*—
Nursing homes—	1 for each 4 beds, and 1 for each employee on the largest shift—
Picnic area—	1 space per table—
Pool halls and billiard parlors—	2 for each pool or billiard table—
Primitive camping—	1 space per site—
Recycling collection center—	1 for each employee—
Restaurants, types A and B, nightclubs or bars—	1 per 2 seats or 1 for each 200 sq. ft. of GFA* for take-outs—
Retail sales and service establishments and automobile service stations, type C—	1 per 225 sq. ft. of GFA*—
Rooming houses, boarding housing (dormitories)—	1 1/2 for each bedroom or unit rented—
Schools; private elementary schools—	1 for each faculty member, plus 1 for each employee—
Schools; private high school—	1 for each faculty member, plus 1 for each employee, plus 1 space for each 10 students—
Schools; Colleges or other institutions of higher learning, trade/vocational—	1 for each staff member and employee, plus 1 for each 3 students—

Service stations, types A and B—	1 for each gas pump, plus 3 for each grease rack or other working bay, plus 1 space per tow truck or other service vehicle—
Shopping centers, excluding those permitted in the B-2 Neighborhood Commercial Classification—	4,000–400,000 sq. ft. of GFA, min. 2.5 spaces per 1,000 sq. ft. of GFA, max. 4 per 1,000; 400,000–600,000 sq. ft. of GFA, min. 3 spaces per 1,000 sq. ft. of GFA, max. 4.5 per 1,000; >600,000 sq. ft. of GFA, min. 3.5 spaces per 1,000 sq. ft. of GFA, max. 5 per 1,000—
Shuffleboard court—	2 spaces per court—
Single-family dwellings—	2 per dwelling unit—
Solid waste transfer station—	1 for each employee—
Swimming pool (50m)—	1 per 200 sq. ft. of pool surface area, plus 1 space for each 200 sq. ft. of building area in accessory structures in excess of 1,000 sq. ft.—
Tennis court—	2 spaces per court—
Theaters—	1 for each 4 seats, 1 for each employee—
Transportation centers—	1 for each 4 estimated average daily passengers—
Volleyball—	6 spaces per court—
Warehousing (commercial and industrial)—	1 for each employee, plus 1 for each 1,500 sq. ft. of storage—

*GFA – Gross floor area

Residential Uses		
Single-family standard Two-family Townhouse Manufactured modular Mobile home	All uses	2 per dwelling unit
Mobile home park RV park	All uses	2 per dwelling unit, plus 1 visitor space per 5 units
Garage apartment	--	1 per unit
Multifamily	Studio 1 bedroom 2 bedroom 3+bedroom All uses	1.5 per unit 1.5 per unit 2.0 per unit 2.0 per unit Plus 1 visitor space per 5 units
Bed-and-Breakfast Boarding House	All uses	1 per bedroom
Residential care facility	Community residential home	2 per owner, plus 1 per every 6 residents

	<u>Group Home</u> <u>Nursing Home</u>	<u>2 per owner, plus 1 per every 6 residents</u> <u>1 for every 3 beds</u>
Civic Uses		
<u>Auditoriums</u> <u>Lecture halls</u> <u>Conference rooms</u>	<u>All uses</u>	<u>1 per 3 seats</u>
<u>Community center</u> <u>Civic center</u>	<u>All uses</u>	<u>3 per 1,000 sq. ft. of GFA</u>
<u>Day care</u>	--	<u>2 per 1,000 sq. ft. of GFA (may be reduced to 1 per 1,000 GFA if a 24 ft. wide drop off zone is provided by a main entrance)</u>
<u>Government buildings</u>	--	<u>Requires parking study in accordance with section 72-286 (5)</u>
<u>House of worship</u>	--	<u>10 per 1,000 sq. ft of assembly area</u>
<u>Library</u>	--	<u>5 per 1,000 sq. ft. of GFA in accordance with policy 15.2.3.2 of the comprehensive plan.</u>
<u>Marina</u>	<u>Boat ramp</u> <u>Wet slip</u> <u>Dry storage</u> <u>Club house</u>	<u>8 vehicle-boat trailer spaces per ramp</u> <u>1 per 3 slips</u> <u>1 per 3 slips</u> <u>4 per 1,000 sq. ft. of GFA</u>
<u>Outdoor Recreational Uses:</u>	<u>Baseball field</u> <u>Softball field</u> <u>Soccer field</u> <u>Basketball court</u> <u>Volleyball court</u> <u>Tennis court</u> <u>Racquetball</u> <u>Shuffleboard</u> <u>Playground</u> <u>Fishing pier</u> <u>Jogging trail</u> <u>Open "free play"</u> <u>Picnic area</u> <u>Campsite</u>	<u>20 per field, or 8 per acre for multipurpose uses</u> <u>20 per field, or 8 per acre for multipurpose uses</u> <u>20 per field, or 8 per acre for multipurpose uses</u> <u>5 per court</u> <u>5 per court</u> <u>2 per court</u> <u>2 per court</u> <u>2 per court</u> <u>10 per site</u> <u>1 per 50 linear feet</u> <u>2 per trail head</u> <u>8 spaces per acre</u> <u>1 per table</u> <u>1 per site</u>
<u>Schools</u>	<u>Art/Dance</u> <u>Parochial/Private</u> <u>Professional</u> <u>Public</u> <u>College</u>	<u>3 per 1,000 sq. ft. of GFA</u> <u>1 per classroom, plus 1 per employee</u> <u>3 per 1,000 sq. ft. of GFA</u> <u>Requires parking study in accordance with section 72-286 (5)</u> <u>Requires parking study in accordance with section 72-286 (5)</u>
<u>Regional sports complex</u>	--	<u>Requires parking study in accordance with section 72-286 (5)</u>

Commercial Uses		
<u>Amusement centers</u>	<u>Arcade</u> <u>Skating rink</u> <u>Miniature golf</u> <u>Bowling alley</u> <u>Sweepstakes</u> <u>Center</u>	<u>4 per 1,000 sq. ft. of GFA, or 1 for 3 persons the outdoor facilities are designed for, whichever is greater</u>
<u>Automobile service station</u>	<u>Type A</u> <u>Type B</u> <u>Type C</u>	<u>2 per 1,000 sq. ft. of GFA, plus 1 per pump</u> <u>2 per 1,000 sq. ft. of GFA, plus 2 per bay</u> <u>2 per 1,000 sq. ft. of GFA, plus 1 per pump</u>
<u>Banks</u> <u>Financial institutions</u>	<u>All uses</u>	<u>2 per 1,000 sq. ft. of GFA</u>
<u>Convenience stores</u>	--	<u>2 per 1,000 sq. ft. of GFA, plus 1 per pump</u>
<u>Funeral home</u>	--	<u>10 per 1,000 sq. ft of assembly area</u>
<u>Furniture store</u>	--	<u>2 per 1,000 sq. ft. of GFA</u>
<u>Grocery stores</u>	--	<u>3 per 1,000 sq. ft. of GFA</u>
<u>Hardware</u> <u>Home improvement</u>	<u>All uses</u>	<u>2 per 1,000 sq. ft. of GFA, including outdoor sales area</u>
<u>Health club</u> <u>Indoor exercise facility</u> <u>Yoga studio</u> <u>Spa</u>	<u>All uses</u>	<u>3 per 1,000 sq. ft. of GFA</u>
<u>Hospital</u>	--	<u>Requires parking study in accordance with section 72-286 (5)</u>
<u>Hotel/Motel</u>	--	<u>1.5 per room</u>
<u>Nightclubs or bars</u>	--	<u>3 per 1,000 sq. ft. of GFA</u>
<u>Office</u>	<u>General</u> <u>Medical</u>	<u>2 per 1,000 sq. ft. of GFA</u> <u>3 per 1,000 sq. ft. of GFA</u>
<u>Pharmacy</u>	--	<u>2.5 per 1,000 sq. ft. of GFA</u>
<u>Restaurants</u>	<u>Type B:</u> <u>Fast food*</u> <u>Type A:</u> <u>High turn over*</u> <u>Type A:</u> <u>Quality*</u>	<u>7 per 1,000 sq. ft. of GFA and outdoor seating area</u> <u>5 per 1,000 sq. ft. of GFA and outdoor seating area</u> <u>3 per 1,000 sq. ft. of GFA and outdoor seating area</u>
<u>Retail Sales and Service</u>	<u><120,000 sq ft</u> <u>>120,000 sq ft</u>	<u>2 per 1,000 sq. ft. of GFA</u> <u>3 per 1,000 sq. ft. of GFA</u>
<u>Retail specialty shop</u>	--	<u>2 per 1,000 sq. ft. of GFA</u>
<u>Shopping centers</u>	--	<u>2.5 per 1,000 sq. ft. of GFA</u>
<u>Theater</u>	--	<u>1 per every 4 seats</u>
<u>Vehicle sales and rental</u>	--	<u>2 per 1,000 sq. ft. of indoor and 1 per 1,000 sq ft of outdoor sales area, plus 2 per service bay</u>

Industrial Uses		
<u>Contractor shop</u> <u>Contractor storage</u> <u>Flex office/warehouse</u> <u>Equipment yard</u>	<u>All uses</u>	<u>1 per 1,000 sq. ft. of GFA, plus 1 loading space per 2,000 GFA for designated truck parking area, plus 2 per 1,000 GFA of retail display/sales area</u>
<u>Industrial Manufacturing</u>	<u>All uses</u>	<u>1 per 1,000 sq. ft. of GFA, plus 1 loading space per 2,000 GFA for designated truck parking area</u>
<u>Junkyard</u> <u>Recycling center</u>	--	<u>1 per 1,000 GFA of indoor and outdoor sales or storage area</u>
<u>Mini-warehouse</u> <u>Self-storage rental</u>	<u>All uses</u>	<u>Minimum 5, plus 1 per 100 units</u>
<u>*As defined by the ITE: Trip Generation manual latest addition as amended</u>		

(6) *Maximum off-street parking.* The maximum number of parking spaces for ~~nonresidential uses~~ may not exceed 125 percent of the minimum spaces required by this section, except for a single family residential dwelling unit, and as otherwise modified in accordance with section 72-286 (5).

...

(11) *Bicycle and motorcycle parking.*

a. *Bicycle parking.* ~~Each of the following uses shall be required to provide parking spaces for bicycles, parks/recreation areas, convenience stores, restaurants (types A and B), game rooms, pharmacies, shopping centers (regional, community and neighborhood), and any employment facility (i.e., office, industrial) with at least 50 employees. Except for single-family dwellings, all development shall provide bicycle parking. The minimum number of bicycle spaces to be provided shall be determined from the following table:~~

Required Number of	Minimum Number of Required
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Automobile Spaces	Bicycle Spaces
1-- 40	2
41-- 60	3
61-- 80	4
81--100	5
Over 100	6 plus 1 for each 20 automobile parking spaces over 100, provided that the maximum number of required bicycle spaces shall not exceed 20

All bicycle parking shall be located so as to not conflict with automobile or pedestrian traffic flow.

- b. *Motorcycle parking.* Developments with more than ~~400~~ 40 spaces may substitute motorcycle parking for automobile parking at a rate of three percent of required parking. Areas delineated for use by motorcycles shall meet standards consisting of an area of four feet by ten feet and shall be identified as a motorcycle parking area by signs or pavement delineation.

...

SECTION II: Chapter 72, article II, division 8, section 72-293, of the Code of Ordinances, County of Volusia is amended to read as follows:

Section 72-293. Special Exceptions.

...

- (14) *Off-street parking areas* are permitted as indicated in the zoning classification as a special exception on ~~vacant lots that are contiguous to or lie directly across the street from lots classified as B-1 through B-9, BPUD, MPUD,~~ providing the following conditions are met:

- 1 a. The off-street parking area shall be used to serve ~~only an~~ a proposed or
2 existing conforming commercial use.
- 3 b. ~~The off-street parking area shall be used exclusively for additional off-~~
4 ~~street parking spaces that exceed the minimum off-street parking space~~
5 ~~requirements of subsection 72-286(5) of this article.~~ Access to the off-
6 street parking area shall comply with the requirements of the Land
7 Development Code [article III].
- 8 c. If the off-street parking area is contiguous to the premises on which the
9 principal commercial use is located, motor vehicles shall only enter or exit
10 the parking area through that premises.
- 11 d. If the off-street parking area is across the street from the premises on
12 which the principal commercial use is located, all entrance and exit drives
13 shall be located directly across from that premises.
- 14 e. ~~The parking area may be surfaced with grass, brick, asphalt, bituminous~~
15 ~~concrete or packed shell or marl material and maintained in a smooth,~~
16 ~~well-graded condition and shall comply with the Land Development Code~~
17 ~~[article III]. If lighted, no artificial light source shall be visible from~~
18 ~~adjoining properties.~~
- 19 ef. ~~Except for buffer area requirements of subsection h.2., t~~The off-street
20 parking area shall be designed to meet the dimensional requirements of the
21 Land Development Code.

- 1 g. ~~Each application for a special exception shall be accompanied by a~~
2 ~~parking plan meeting the requirements of the Land Development Code and~~
3 ~~a landscape plan that meets the criteria of subsection h. of this section.~~
- 4 fh. A landscape plan meeting the following requirements of section 72-284
5 ~~shall be submitted.:~~
- 6 1. ~~— The parking lot shall be planned and designed to retain the~~
7 ~~maximum amount of natural vegetation and shade trees. In the~~
8 ~~event that natural vegetation cannot be used, the plant materials~~
9 ~~listed in subsection 72-284(1) of this article shall be incorporated~~
10 ~~into the landscape design.~~
- 11 2. ~~— All buffers and screening shall be provided in accordance with~~
12 ~~section 72-282 and shall be constructed adjacent to any A-1~~
13 ~~through A-4, RA, RR, RE, R-1 through R-9, residential use areas~~
14 ~~of the RPUD and MPUD, and MH-1 through MH-8 zoning~~
15 ~~classifications. The screening shall be erected within five feet of~~
16 ~~the off-street parking area and be maintained in a neat and orderly~~
17 ~~manner at all times. Landscaped berms may be used in place of a~~
18 ~~fence. The berms shall be constructed to a height of four feet with~~
19 ~~inside slopes not exceeding a three to one ratio. Plant material shall~~
20 ~~be planted on top of the berm and shall be a minimum of two feet~~
21 ~~in height with a planting interval of at least three feet on center.~~
- 22 i. ~~— A workable underground irrigation system shall be installed in order to~~
23 ~~provide the means to water any planted landscape materials.~~

j. ~~All landscaping shall be maintained in accordance with subsection 72-284(6) of this article.~~

k.g. The parking area shall not be used until the parking area has been constructed in accordance with the plans approved pursuant to the special exception.

...

SECTION III: Chapter 72, article III, division 4, section 72-618, of the Code of Ordinances, County of Volusia is amended to read as follows:

72-618. Off-street circulation, parking and loading facilities.

(a) *Functional elements of off-street circulation system.* Parking spaces, drive aisles, driveways and reservoir areas are the basic functional elements of the off-street circulation system. Additional elements, including but not limited to, service roads, loading areas, bicycle parking areas, and mass transit loading (bus stop) areas within the proposed development, and left-turn lanes, right-turn lanes, traffic signals and marginal-access roads immediately adjacent to the proposed development, may also be required.

~~(1)~~(b) Vehicular circulation must be completely contained within the property, and vehicles located within one portion of the development must have access to all other portions without using the adjacent street system.

~~(2)~~(c) Parking stalls and aisles.

a.(1) The minimum size (in feet) of a parking space shall be as follows:

9' X 19' - standard space

9' X 22' - parallel space

1 12' X 20' with a five-foot-wide adjacent ingress/egress aisle -
2 handicap space

3 10' X 46' – vehicle-boat trailer space

4 Parking and maneuvering areas shall be designed in accordance with the
5 diagram and table contained in appendix C of this article. A maximum of
6 two feet of the length of any parking space may be grassed with use of
7 raised curb or wheel stops.

8 (2) *Materials.* Any required off-street parking and loading area shall be
9 surfaced with brick, asphalt, bituminous concrete, packed shell, or marl
10 material, and maintained in a smooth, well-graded condition. Stabilized
11 grass or other alternate materials may be approved by the LDM.

12 ~~b.~~(3) All required parking stalls shall have direct and unobstructed access from
13 a parking aisle.

14 ~~c.~~(4) No parking stall shall directly abut a driveway.

15 ~~d.~~(5) Access for emergency fire vehicles shall be in accordance with NFPA
16 standards.

17 e.(6) All off-street parking areas shall be so arranged and marked as to provide
18 for orderly safe loading, unloading, parking and storage of vehicles with
19 individual parking stalls clearly defined, and with directional arrows and
20 traffic signs provided as necessary for traffic control. All signs and
21 pavement markings shall be in accordance with the "USDOT Manual on
22 Uniform Traffic Control Devices".

1 ~~f~~(7) Acceptable plans must illustrate that proper consideration has been given
2 to the surrounding street plan, traffic volumes, proposed street
3 improvements, vehicular street capacities, pedestrian movements and
4 safety.

5 ~~(3)~~(d) Driveways.

6 ~~a~~(1) All parking aisles shall connect to a driveway.

7 ~~b~~(2) A parking lot which exceeds 60 parking stalls shall be designed with at
8 least one, two-way directional driveway loop system connecting the point
9 of entry of the parking lot to the parking stalls and the principal building.

10 ~~e~~(3) The minimum distance from a driveway to a structure or property line
11 shall be five feet.

12 ~~d~~(4) Single-lane driveways shall be a minimum of 14 feet wide. Two-lane
13 driveways shall be a minimum of 24 feet wide. Required widths shall be
14 increased according to vehicle type or if the number of parking stalls
15 connected or the number of trips generated justifies such increase.

16 ~~e~~(5) Any off-street parking facility shall have either driveway approaches of
17 sufficient width to allow for two-way traffic, or one-way driveways
18 connected to aisles, parking areas or maneuvering areas in such a manner
19 as to permit traffic to simultaneously enter and leave the property, facing
20 forward at the same time. A driveway which is only wide enough for one-
21 way traffic shall be signed for one-way operation.

22 ~~(4)~~(e) Parking and loading areas to be curbed. Except for one- and two-family
23 dwellings, all parking and loading areas shall be constructed with a six-inch raised

1 curb or wheel stops located a minimum distance of seven feet behind the street
2 right-of-way line and other property lines along sidewalks, safety islands,
3 driveways, sight distance triangles, and other places as determined by the CTE.
4 The raised curb shall be constructed in such a manner as to prevent vehicles from
5 crossing sidewalks or other pedestrian walkways, other than by means of an
6 approved driveway approach.

7 ~~(b) — Additional functional elements.~~

8 ~~(1)~~(f) Off-street loading spaces.

9 a(1) Off-street loading spaces shall be designed to accommodate both the
10 parking of and maneuvering of the design vehicle exclusive of those areas
11 designated for aisles, driveways or parking stalls. Backing from or onto
12 public right-of-way shall not be permitted. Off-street loading spaces shall
13 be directly accessible from a street without crossing or entering any other
14 loading space and may not extend into any street.

15 b(2) Off-street loading space dimensional requirements. Each required off-
16 street loading space shall have a minimum dimension of 12 feet by 40 feet
17 and a minimum overhead clearance of 14 feet above the paving grade.

18 ~~(2)~~(g) Handicapped parking spaces.

19 a(1) All handicapped parking spaces shall be accessible by a curb cut or curb
20 ramp. Handicapped spaces and access aisles shall be paved and located at
21 the closest practical point to the use or structure on the premises and so
22 that it will not be necessary for individuals to access the space from
23 behind other nonhandicapped spaces.

1 ~~b~~(2) Each handicapped parking space, regardless of the angle of design, shall
2 have a minimum width of 12 feet, a minimum 20 feet in length with an
3 adjacent five and parallel five-foot wide access aisle and shall comply
4 with the standards specified in the Florida Accessibility Code for Building
5 Construction, latest edition, published by the Florida Department of
6 Community Affairs and F.S. § 316.1955.

7 ~~e~~(3) Each handicapped space shall be prominently posted with a permanent
8 sign of a design specified in "Roadway and Traffic Design Standards",
9 latest edition, published by the Florida Department of Transportation.

10 ~~(3)~~(h) *Off-street truck maneuvering.* Where a proposed development includes a truck
11 loading operation and has access to a thoroughfare, adequate space shall be
12 provided such that all truck maneuvering is performed off-street.

13 ~~(e)~~(i) *Vehicular reservoir areas.* Adequate reservoir capacity shall be required for both
14 inbound and outbound vehicles to facilitate the safe and efficient movement
15 between the public right-of-way and the development. An inbound reservoir shall
16 be of sufficient size to ensure that vehicles will not obstruct the adjacent roadway,
17 the sidewalk, and the circulation within the facility. An outbound reservoir shall
18 be required to eliminate backup and delay of vehicles within the development.

19 ...

20 ~~(d)~~(j) *Accessibility to structures for vehicles other than automobiles.*

21 ...

22 (k) Interconnected Parking Areas. Nonresidential and multifamily developments
23 fronting county or city collector, arterial, or state roads shall provide driveway

1 improvements and driveway stub outs to property lines to facilitate existing and
2 future interconnection of parking areas to adjacent sites.

3 (1) Parking lot access driveways and driving aisles shall be designed and
4 located to connect to adjacent properties or access roadways that serve the
5 subject site and adjacent properties. All access points and interconnecting
6 driveways shall be designed and constructed to accommodate safe and
7 efficient vehicle travel between adjacent sites, as approved by the DRC.

8 (2) All connecting driveway improvements shall be paved according to the
9 applicable standards, including proper driveway widths, construction
10 specifications and treatment of transition grades.

11 (3) Pursuant to section 72-501 (b) (3) (c), the DRC may modify the
12 interconnected parking area requirements at terminal points where
13 nonresidential development abuts a residential development, or in
14 circumstances where mixing different types of traffic (e.g., automobile
15 versus truck) is undesirable; where separation of traffic is necessary for
16 traffic safety; or where physical design constraints preclude
17 interconnection of adjacent sites.

18 **SECTION IV: AUTHORIZING INCLUSION IN CODE** - The provisions of this
19 ordinance shall be included and incorporated into the Code of Ordinances of the County of
20 Volusia, as additions or amendments thereto, and shall be appropriately renumbered to conform
21 to the uniform numbering system of the code.

22 **SECTION V: SEVERABILITY** - Should any word, phrase, sentence, subsection or
23 section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or

1 unconstitutional, then that word, phrase, sentence, subsection or section so held shall be severed
2 from this ordinance and all other words, phrases, sentences, subsections, or sections shall remain
3 in full force and effect.

4 **SECTION VI: CONFLICTING ORDINANCES** - All ordinances, or part thereof, in
5 conflict herewith are, to the extent of such conflict, repealed.

6 **SECTION VII: EFFECTIVE DATE** - A certified copy of this Ordinance shall be filed
7 with the Department of State by the County Manager within ten (10) days after enactment by the
8 County Council and this Ordinance shall take effect upon filing with the Department of State.

9 **ADOPTED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA,**
10 **IN OPEN MEETING DULY ASSEMBLED IN THE COUNTY COUNCIL CHAMBERS**
11 **AT THE THOMAS C. KELLY ADMINISTRATION CENTER, 123 WEST INDIANA**
12 **AVENUE, DELAND, FLORIDA, THIS _____ DAY OF _____ A.D., 2012.**
13
14
15

16
17 ATTEST:

COUNTY COUNCIL
COUNTY OF VOLUSIA, FLORIDA

18
19
20
21
22
23 _____
James T. Dinneen, County Manager

Frank T. Bruno, Jr., County Chair

Change Table. February 17, 2012.

DESCRIPTION		PROPOSED STANDARD	CHANGE FROM CURRENT STANDARD	NET CHANGE
Single family standard Two family Townhouse Manufactured modular Mobile home	All uses	2 per dwelling unit	No change.	0
Mobile home park RV park	All uses	2 per dwelling unit, plus 1 visitor space per 5 units	Added visitor parking. Assuming a 50 lot park.	+10
Garage apartment	--	1 per unit	New standard.	NA
Multi family	Studio 1 bedroom 2 bedroom 3+bedroom All uses	1.5 per unit 1.5 per unit 2.0 per unit 2.0 per unit Plus 1 visitor space per 5 units	Added visitor parking. Assuming a 50 unit building.	+10
Bed-and- Breakfast Boarding House	All uses	1 per bedroom	Eliminated the plus 2 requirement. Assuming a 3 bedroom BNB.	-2
Residential care facility	Community residential home Group Home Nursing Home	2 per owner, plus 1 per every 6 residents 2 per owner, plus 1 per every 6 residents 1 for every 3 beds	CRH standard is new and changed measurement for GH and NH. Assuming 13 residents and 2 employees in each facility.	NA 0 -1
Auditoriums Lecture halls Conference rooms	All uses	1 per 3 seats	No change.	0
Community center Civic center	All uses	3 per 1,000 sq. ft. of GFA	Reduced from 5 per 1,000. Assuming 10,000 sq. ft. building.	-20
Day care	--	2 per 1,000 sq. ft. of GFA (may be reduced to 1 per 1,000 GFA if a 24' wide drop off zone is provided by a main entrance)	Revised measurement. Assuming 10,000 sq.ft. building with 50 clients and 10 employees.	0 if no drop off -10 if drop off

Change Table. February 17, 2012.

Government buildings	--	Requires parking study in accordance with section 72-286 (5)	Previously 4 per 1,000	NA
House of worship	--	10 per 1,000 sq. ft of assembly area	Reduced from 1 per 40 sq.ft. Assuming 1,000 sq ft of assembly area.	-15
Library	--	5 per 1,000 sq. ft. of GFA in accordance with policy 15.2.3.2 of the comprehensive plan.	Increased standard from 1 per 300 to comply with comp plan. Assuming a 5,000 sq. ft. building.	+8
Marina	Boat ramp Wet slip Dry storage Club house	8 car-boat trailer spaces per ramp 1 per 3 slips 1 per 3 slips 4 per 1,000 sq. ft. of GFA	Revised standard. Assuming 1 ramp, 10 slips and a 5,000 sq ft clubhouse.	-12
Outdoor Recreational Uses:	Baseball field Softball field Soccer field Basketball court Volleyball court Tennis court Racquetball Shuffleboard Playground Fishing pier Jogging trail Open "free play" Picnic area Campsite	20 per field, or 8 per acre for multipurpose uses 20 per field, or 8 per acre for multipurpose uses 20 per field, or 8 per acre for multipurpose uses 5 per court 5 per court 2 per court 2 per court 2 per court 10 per site 1 per 50 linear feet 2 per trail head 8 spaces per acre 1 per table 1 per site	No change.	0
Schools	Art/Dance Parochial/Private Professional	3 per 1,000 sq. ft. of GFA 1 per classroom, plus 1 per employee 3 per 1,000 sq. ft. of GFA Requires parking study in accordance with	Revised standard. Assuming 5 classrooms, 15 staff members, 75 children within a 5,000	NA +5 -25

Change Table. February 17, 2012.

	Public College	section 72-286 (5) Requires parking study in accordance with section 72-286 (5)	sq. ft. building.	NA NA
Regional sports complex	--	Requires parking study in accordance with section 72-286 (5)	Revised standard.	NA
Amusement centers	Arcade Skating rink Miniature golf Bowling alley Sweepstakes	4 per 1,000 sq. ft. of GFA, or 1 for 3 persons the outdoor facilities are designed for, whichever is greater	Revised standard. Assuming a 5,000 sq.ft. building.	-5
Automobile service station	Type A Type B Type C	2 per 1,000 sq. ft. of GFA, plus 1 per pump 2 per 1,000 sq. ft. of GFA, plus 2 per bay 2 per 1,000 sq. ft. of GFA, plus 1 per pump	Revised standard. Assuming 5,000 sq. ft. building, with 8 pumps and 1 bay.	-13 -11 -4
Banks Financial institutions	All uses	2 per 1,000 sq. ft. of GFA	Reduced from 4 per 1,000. Assuming 5,000 sq. ft.	-10
Convenience stores	--	2 per 1,000 sq. ft. of GFA, plus 1 per pump	New.	NA
Funeral home	--	10 per 1,000 sq. ft of assembly area	Reduced from 1 per 40 sq ft. Assuming 1,000 sq. ft.	-15
Furniture store	--	2 per 1,000 sq. ft. of GFA	Increased from 1 per 1,000. Assuming 10,000 sq. ft.	+10
Grocery stores	--	3 per 1,000 sq. ft. of GFA	New.	NA
Hardware Home improvement	All uses	2 per 1,000 sq. ft. of GFA, including outdoor sales area	Reduced from 1 per 350. Assuming 10,000 sq. ft.	-8
Health club Indoor exercise facility Yoga studio Spa	All uses	3 per 1,000 sq. ft. of GFA	Reduced from 7 per 1,000. Assuming 5,000 sq.ft.	-20
Hospital	--	Requires parking study in accordance with section 72-286 (5)	Eliminated minimum parking standard.	NA
Hotel/Motel	--	1.5 per room	Revised standard. Assuming 20 rooms with	-7

Change Table. February 17, 2012.

			10 employees and lounge with max cap of 30 people.	
Nightclubs or bars	--	3 per 1,000 sq. ft. of GFA	Revised standard. Assuming 5,000 sq ft. building with max cap of 30 people.	0
Office	General Medical	2 per 1,000 sq. ft. of GFA 3 per 1,000 sq. ft. of GFA	Reduced from 1 per 300 and 1 per 250. Assuming 5,000 sq ft.	-7 -5
Pharmacy	--	2.5 per 1,000 sq. ft. of GFA	New.	NA
Restaurants	Type B: Fast food* Type A: High turn over* Type A: Quality*	7 per 1,000 sq. ft. of GFA and outdoor seating area 5 per 1,000 sq. ft. of GFA and outdoor seating area 3 per 1,000 sq. ft. of GFA and outdoor seating area	Revised standard. Assuming 10,000 sq. ft serving 100 people.	+20 0 -20
Retail Sales and Service	<120,000 sq ft >120,000 sq ft	2 per 1,000 sq. ft. of GFA 3 per 1,000 sq. ft. of GFA	Revised standard. Assuming a 10,000 sq. ft and 200,000 sq ft building.	-24 -289
Retail specialty shop	--	2 per 1,000 sq. ft. of GFA	New.	NA
Shopping centers	--	2.5 per 1,000 sq. ft. of GFA	Revised standard. Assuming a 300,000 sq ft and 600,000 sq ft building.	0 -600
Theater	--	1 per every 4 seats	No change.	0
Vehicle sales and rental	--	2 per 1,000 sq. ft. of indoor and 1 per 1,000 sq ft of outdoor sales area, plus 2 per service bay	Revised standard. Assuming 10,000 sq ft building and outdoor area.	+30
Contractor shop Contractor storage Flex office/warehouse Equipment yard	All uses	1 per 1,000 sq. ft. of GFA, plus 1 loading space per 2,000 GFA for designated truck parking area, plus 2 per 1,000 GFA of retail display/sales area	Shop and storage is new. Revised standard for flex warehouse. Assuming a 10,000 sq ft building with	NA NA 0 NA

Change Table. February 17, 2012.

			1,000 sq ft of retail and 5,000 sq ft of truck parking area.	
Industrial Manufacturing	All uses	1 per 1,000 sq. ft. of GFA, plus 1 loading space per 2,000 GFA for designated truck parking area	New.	NA
Junkyard Recycling center	--	1 per 1,000 GFA of indoor and outdoor sales or storage area	Revised standard. Assuming 10,000 sq ft total and 10 employees.	NA 0
Mini-warehouse Self-storage rental	All uses	Minimum 5, plus 1 per 100 units	Reduced standard. Assuming a 10,000 sq ft building with 100 units.	-4
*As defined by the ITE: Trip Generation manual latest addition as amended				

County Code Comparison Table. October 2011.

USE	Missoula County, MT	Lincoln County, NC	Sarasota County, FL	Lee County, FL	Brevard County, FL	Polk County, FL
Single family	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit, excluding garage
RV or MH Park		+ 1 visitor space per 4 units	+ 250 of laundry area		+ 1 per 20 lots for guest	2.5 per unit
Multi-family	0.75-2 per unit based on living area	Studio: 1.25 1bed: 1.50 2bed: 1.75 3+bed: 2.0	1bed: 1.5 2+bed: 2.0; plus 1 visitor space per 5 units	Studio: 1.25 1bed: 1.50 2bed: 1.75 3+bed: 2; Plus 10% guest parking	2 per unit, plus 1 per 5 units for guests	2 per unit
Bed-and- Breakfast	2 for owner, plus 1 per room	2 for owner, plus 1 per room	2 for owner, plus 1 per room	1 per 4 beds, plus 10% guest parking	NA	1 per room, plus 2
Group home	1 plus 1 per 3 residents	2 plus 1 per 4 beds	1 per 3 residents	1 per 4 residents, plus 10% guest parking	NA	1 per 300, plus 0.25 per bed
Nursing home	1 per 5 beds	1 per 5 beds	Same	Same	NA	1 per room
Hotel/Motel	1 per room, plus 1 per 4 employees	1 per room, plus 1 per 200 GFA of banquet	1 per room, plus 1 per 10 rooms	NA- See division 19	1.3 per room, plus 30% of the parking for accessory uses	3 per establishment, plus 1 per room
Community Center	NA	1 per 500	1 per 250	1 per 100	1 per 200	10 per 1,000
Amusement Centers	1 per table 1 per game 4 per alley	1 per 250 3 per alley	1 per 250	6 per alley 1 per 3 seats	1 per 200	1 per 200
Outdoor recreational uses	NA	Determined by the director	5 per tennis court 2 per campsite	Determined by the director	Requires parking study	
Marina		1 per 250	1 per 6 dry 1 per 3 wet	2 per 3 wet 1 per 4 dry 10 (10X40)per ramp	1 per 2 wet 1 per 2 dry 1 per 300 sales 25 per ramp	1 per 300, plus 1 per 3 slips

County Code Comparison Table. October 2011.

Movie Theater	1 per 4 seats	NA	1 per 3 seats	1 per 3 seats, plus 1 per emp.	1 per 3 seats	
Church or other places of assembly not listed	1 per 4 seats	1 per 3 seats	1 per 3 seats	NA- See division 27	1 per 3 seats	1 per 3 seats
Day Care	1 per 8 enrollees, plus 1 per 2 emp.	1 per employee	1 per employee, plus off-street drop area	2 per employee, plus drop-off area	1.5 per employee	1 per 5 children, plus 5 employee spaces
Private schools		6 per classroom, + 1 per 300 GFA of office, + 1 per 5 seats in auditorium	1 per 2 seats, plus 1 per 250 GFA office	1 per employee, plus 2 per 100 GFA of classroom area	1 per 4 auditorium/ Gym seats, plus 1 per 3 classroom seats	
General Office	1 per 480	1 per 400	1 per 250	1 per 300	1 per 250	1 per 300
Medical Office	1 per 240	1 per 300	1 per 250	1 per 200	1 per 175	1 per 200
Retail Sales and Service	1 per 360	Neighborhood Sales: 1 per 500; Service: 1 per 300; General sales: 1 per 300; Service: 1 per 200	1 per 250	1 per 200	1 per 200	1 per 300
Shopping Centers	NA	NA	NA	25K= 4 per 1,000 25K-600K=4.5 per 1,000 600K+=5 per 1,000	1 per 200, plus restaurant parking	NA
Pharmacy	NA	NA	NA	NA	NA	NA
Bank or Financial Institutions	1 per 480	1 per 250	NA	1 per 300, plus 5 vehicle stacking	NA	1 per 300
Convenience Stores	1 per 480, plus 1 per 2 pumps	1 per 350	1 per 200	1 per 200	1 per 125, but gas pump aisles may be counted, plus 1 per pump	1 per 150, plus 0.25 per pump

County Code Comparison Table. October 2011.

Grocery Stores	NA	NA	NA	NA	NA	NA
Nightclubs or bars	1 per 4 seats, plus 1 per 2 emp.	NA	Up to 100 seats= 1 per 250 More than 100 seats= 1 per 50 of eating/waiting/drin king area	21 per 1,000	1 per 3 seats, plus 1 per 4 employees	1 per 75
Fast Food Restaurant	1 per 4 seats, plus 1 per 2 emp.	1 per 100	SAME AS ABOVE	16 per 1,000, plus 10 vehicle stacking, with min 5 preceding menu board	1 per 3 seats, plus 1 per 4 employees	4 per establishment, plus 1 per 100
Sit-Down Restaurant	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	14 per 1,000	SAME AS ABOVE	4 per establishment, plus 1 per 75
Vehicle sales and service	1 per 2 emp, plus 1 per 20 display, plus 2 per bay	1 per 500, plus 3 per bay	1 per 400, 3 per bay, plus 1 per 1,500 square feet of outdoor display area	1 per employee, plus 4 per bay	1 per 200, plus 1 per 2,500 of outdoor display area	5 per 1,000, plus 6 per bay
Industrial/ Warehouse Storage/Mini- Warehouse/Flex	1 per employee	1 per 1,000	Industrial: 1 per 500 Warehouse: 1 per 1,000	1 per employee, plus 5	1.1 per employee at largest shift, or 1 per 500, whichever applies; Flex: 1 per 325	1 per 700, with 12 minimum
Furniture and flooring store	1 per 1,200	NA	1 per 550	1 per 400	1 per 500	NA
Library, art gallery	1 per 360	1 per 200	NA	1 per 300	1 per 300	
Mini-warehouses	1 per 25 units	Min 5, plus 1 per 100 storage units	1 per 250	1 per 25 units, minimum 5	Min and Max of 5 spaces	1 per 300 of manager's office