

LEGISLATIVE #

100668

The regulations and provisions of this section apply to any property that is in a RMF-5, RMF-6, RMF-7, RMF-8, RH-1, RH-2, UMU-1, UMU-2, RMU, OR, or O zoning district and is located within the University of Florida Context Area.

The provisions of this section only apply to properties that never required a development plan approval by the City of Gainesville or Alachua County, or those properties which are exempt from the development approval process or the development pre-dates such requirements. The property owner shall be responsible for providing proof of a development plan approval by the City of Gainesville or Alachua County. At no time should this section be construed to allow for parking in addition to an approved development plan or allow a property owner to circumvent other required city processes or approvals.

- A. Access to all parking areas must be from an approved or existing legal driveway connection. All parking spaces must be clearly defined, and must be accessed from an approved driveway. Parking that allows for jumping the curb will not be allowed. Parking in rear yards may also be allowed in accordance with the standards listed above.
- B. A minimum of one parking space per each 250 square feet of space within the primary structure.
- C. At least 10% of the yards along public streets excluding alleys, shall be maintained as open space with no parking allowed.
- D. All unpaved parking areas must be covered with gravel, wood chips, mulch, or other erosion preventing materials clearly defining the parking area, and have side borders of plants, pressure treated landscape timbers, railroad ties, pressure treated wood, composite "plastic wood," brick, concrete or similar border materials.
 - a. Erosion preventing material
 - i. Where mulch or wood chips are used, they shall cover the entire surface of the parking area with a layer that is at least two inches thick. They shall be distributed evenly within the borders and shall be free of bare spots and vegetations.
 - ii. Where gravel is used, it shall cover the entire surface of the parking area with a layer that is at least one inch thick. The gravel shall be evenly distributed within the borders and shall be free of bare spots and vegetation. The material used for a gravel parking area shall be rock, ~~or~~ crushed stone, or recycled crushed concrete and be maintained in good condition.

- iii. Leaves, pine needles, grass clippings, canvas, plastic sheets, poly sheets, or other similar rolled sheeting shall not be used as an erosion preventing material.
 - iv. Other types of erosion prevention materials may be used only after approval from the City Manager or designee. The erosion preventing material shall be clearly stated on the submitted parking plan and approved by the City Manager or designee prior to its use.
- b. Borders
- i. Plant borders shall be a one-gallon minimum size at the time of planting, spaced no greater than 36 inches apart. Plants shall be a minimum of 12 inches high when planted and shall be maintained at no less than 12 inches high.
 - ii. Wood borders shall be pressure treated or be treated to prevent the decomposition of the wood when the wood is applied to the ground surface. The minimum size of any wood borders or composite plastic wood borders shall be 3 ½ inches wide by 3 ½ inches high and shall be continuous around the border. Multiple pieces can be stacked to achieve the required size. Where railroad ties are used, the ties shall be structurally sound and fully intact and shall be continuous around the border. All wood borders or composite plastic wood borders must be affixed to the ground by driving a metal stake through the wood/plastic into the ground. At least two stakes must be driven into each wood or composite plastic wood border segment. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the wood/plastic.
 - iii. Brick curbing shall be set in a mortar base and shall be a minimum of 3 ½ inches wide by 3 ½ inches high. Concrete curbing may be pre-cast, formed or machine extruded and shall be a minimum of six inches wide by six inches high and consist of a concrete mix with a minimum strength of 3,000 pounds per square inch. Brick and concrete curbing shall be continuous around the border. Pre-cast concrete curbing must be affixed to the ground by driving a metal stake through the curbing into the ground. At least two stakes must be driven into each piece of pre-cast concrete. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in

- diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the curbing.
- iv. Other borders may be used only after approval of the city manager or designee. All parking plans shall include a full description, including specifications of the proposed border.
- E. Each owner of property regulated by this section must provide a parking plan showing the parking areas. The parking plan must be submitted upon request of the city manager or designee within 30 days of receiving a written request for a parking plan from the city manager or designee. Within 45 days of the city manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area shall be constructed in a manner in this approved parking plan. When the new plan is implemented, the city manager or designee shall inspect the parking area for compliance.
 - F. Effective Dates
 - G. The city manager or designee may exempt a property from the parking area limitations if all of the following are found:
 - a. The parking area is clearly defined; and
 - b. The parking area is maintained in a safe, sanitary and neat condition; and
 - c. The parking area does not contribute to soil erosion; and
 - d. The requirements of this section would impose an inordinate burden on the landowner due to topographical road configuration constraints or other significant design constraints.
 - H. No parking area regulated by this section may be leased, rented or otherwise provided for consideration.
 - I. If a property is found by the city manager or designee to not be in compliance with one or more of the provisions of the existing parking plan for that property, as approved by the city manager or designee, the owner of that property may be required to submit to the city manager or designee a new, modified parking plan which is in compliance with the requirements of this section. The modified parking plan for the non-compliant property must be received by the city manager or designee within 30 days of the owner's receipt of a written request for the new parking plan. Within 45 days of the city manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area shall be constructed in the manner in this approved parking plan. When the new plan is implemented, the city manager or designee shall inspect the parking are for compliance.