

ORDINANCE NO. _____
0-10-11

An ordinance of the City of Gainesville, Florida, amending Section 30-332(c) of the Land Development Code, related to the parking requirements for hospitals, convalescent and nursing homes and personal care facilities; by creating a separate parking standard for Intermediate Care Facilities (IN-8052); providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, publication of notice of a public hearing that the text of the Land Development Code of the City of Gainesville, Florida, be amended; and

WHEREAS, notice was given and publication made as required by law and a public hearing was then held by the City Plan Board on February 1, 2010; and

WHEREAS, at least 10 days notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of a public hearing to be held in the City Commission Auditorium, City Hall, City of Gainesville; and

WHEREAS, the public hearings were held pursuant to the published notice described above, at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY

COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

Section 1. Section. 30-332(c), of the Land Development Code of the City of Gainesville, is amended in part to read as stated below. Except as amended herein, the remainder of Sec. 30-332 remains in full force and effect.

1 **Sec. 30-332. Required number of parking spaces.**

Use	Number of Vehicle Spaces	Number of Bicycle Spaces
(c) <i>Business uses:</i>		
<i>Entertainment and recreation:</i>		
Auditoriums and sports arenas or stadia, based on fixed seating capacity	1 for each 4 seats	10 percent of required number of vehicle parking
Movie theaters	1 for each 3 seats	10 percent of required number of vehicle parking
Dancehalls and exhibition halls, without fixed seats, based on floor area devoted to public assembly	1 for each 100 square feet of floor area devoted to the principal activity	5 percent of required number of vehicle parking
Billiard and pool rooms	2 for each table	20 percent of required number of vehicle parking
Bowling alleys	2 for each alley	15 percent of required number of vehicle parking
Golf courses	3 per hole, plus required spaces for restaurants and cocktail lounges	5 spaces
Health clubs and spas and gymnasia	10, plus 1 per 150 square feet of floor area in excess of 1,000 square feet or 1 space for each 4 seats, whichever is greater	25 percent of required number of vehicle parking

<p>Public swimming pools and private swim clubs</p>	<p>1 per 200 square feet of pool surface area (not including wading pools or whirlpool baths) plus 1 for each 200 square feet of building area in accessory structures in excess of 1,000 square feet</p>	<p>25 percent of required number of vehicle parking</p>
<p>Public tennis courts and private tennis clubs, and racquetball courts</p>	<p>2 per court, plus 1 for each 200 square feet of clubhouse floor area in excess of 1,000 square feet</p>	<p>20 percent of required number of vehicle parking</p>
<p>Nature parks and preserves with fewer than 5 picnic tables</p>	<p>3 for the first 10 acres or part thereof plus 1 for every additional 10 acres for parks under 50 acres; 7 spaces plus 1 for each 15 acres or part thereof over 50 acres</p>	<p>A minimum of 4 spaces for the first 10 acres plus 1 for every 5 acres or part thereof over 10 acres up to a maximum of 20 spaces</p>
<p>All other parks</p>	<p>1 for each 2 acres or part thereof up to 10 acres, 1 for each 5 acres or part thereof in excess of 10 acres, plus 75 percent of the parking requirement for each separate facility in the park</p>	<p>A minimum of 4 spaces for the first 10 acres plus 1 for every 5 acres or part thereof over 10 acres up to a maximum of 20 spaces</p>

Baseball fields	10 per baseball diamond plus 1 space for each 4 seats designated for spectators. Where benches are used, 2.5 feet of bench shall be equivalent to 1 seat.	
Basketball courts	5 per court	
Picnic tables	1 for every 3 picnic tables over 5 tables	
<p>In situations where development proposals contain recreational facilities which are planned for regularly scheduled activities, in conjunction with site plan approval, the city plan board and/or development review board may require, upon advice of the public works department, additional parking to be provided as overflow grass parking. The following is a suggested guide in determining overflow grass parking requirements:</p>		
Swimming pools	1 for every 50 square feet of pool area over 7,500 square feet of pool area	
Tennis and racquetball courts	1 per court	
Baseball fields	10 per baseball diamond	
Basketball courts	2 per court	
General recreation not elsewhere classified	4 per 1,000 square feet gross floor area accessible to the public	25 percent of required number of vehicle parking
<i>Service uses:</i>		
Finance, banks, savings and loan institutions, insurance, real estate, business, professional and other offices (except those otherwise designated herein)	1 parking space for each 300 square feet of gross floor area	10 percent of required number of vehicle parking

Corporate offices and call centers	1 parking space for each 300 square feet of gross floor area or 1 space per employee, whichever is greater	10 percent of required number of vehicle spaces
<i>Personal services:</i>		
Self-service laundry and dry cleaning	1 for each 3 washing or drying machines	3 spaces
Dry cleaning, pickup	3, plus 1 for each 500 square feet floor area in excess of 1,000 square feet	3 spaces
Barbershops and beauty shops	2 per beauty or barber chair	10 percent of required number of vehicle parking
Repair services, including appliance and furniture repair	1 per 500 square feet of floor area	3 spaces
Repair services, motor vehicle	1 per 200 square feet of floor area, including any outdoor work space	1 space
<i>Professional services:</i>		
Medical and dental offices and clinics	1 for each 150 square feet of floor area	5 percent of required number of vehicle parking
Medical offices for mental health specialists and practitioners	1 for each 200 square feet of floor area	5 percent of required number of vehicle parking
Hospitals, general	1.5 spaces per bed	5 percent of required number of vehicle parking
Hospitals, convalescent and nursing homes and personal care facilities	1 per 3 beds	5 percent of required number of vehicle parking

	<u>Intermediate care facilities (IN 8052)</u>	<u>1 per 1.5 beds</u>	<u>5 percent of required number of vehicle parking</u>
	Veterinarians, animal and veterinary hospitals	1 for each 250 square feet of floor area exclusive of boarding areas	5 percent of required number of vehicle parking
	Laboratories, when a primary use	4, plus 1 for each 300 square feet of floor area in excess of 1,000 square feet	10 percent of required number of vehicle parking
	Rehabilitation centers, social service homes and halfway houses	1 per 500 square feet of floor area	10 percent of required number of vehicle parking
	<i>Education services:</i>		
	Day care centers	1 designed for the safe and convenient loading and unloading of persons for every 10 persons based upon the center's regulated capacity, with a minimum of 4 spaces, plus 1 parking space per every employee at maximum staff level. Adequate space for queuing, loading and unloading must be provided.	1 per every 4 employees
	Libraries	1 for each 200 square feet of gross floor area	20 percent of required number of vehicle parking
	<i>Schools</i>		
	Elementary	30, plus 2 per classroom	100 percent of required number of vehicle parking

Middle	35, plus 2 spaces per classroom	200 percent of required number of vehicle parking
High	1 per employee plus 1 per 10 students of design capacity	100 percent of required number of vehicle parking
Trade, vocational and business not otherwise classified, and professional schools	1 per employee, plus 1 per 3 students of design capacity	20 percent of required number of vehicle parking
Dance schools other than ballrooms	5, plus 1 for each 150 square feet of dance floor area in excess of 500 square feet	10 percent of required number of vehicle parking
Beauty and barber schools	3, plus 1 for each operator station	20 percent of required number of vehicle parking
<i>Miscellaneous services:</i>		
Places of religious assembly	1 for each 4 seats, or 1 for each 40 square feet of floor area in principal area(s) of assembly	10 percent of required number of vehicle parking
Private clubs, lodges, auction rooms and union halls	1 for each 40 square feet of floor area in principal area(s) of assembly	10 percent of required number of vehicle parking
Mortuaries, funeral homes and crematories	1 for each 5 seats in the chapel(s)	4 spaces

<p>Carwashes</p>	<p>With employees, 3 spaces minimum. Queuing spaces shall be provided to accommodate a minimum of 3 vehicles. Addition or reduction in the number of queuing spaces may be determined by the city traffic engineer in accordance with subsection 30-332(g) of this section. Queuing spaces shall be set back a minimum of 20 feet from the right-of-way.</p>	<p>2 spaces if there are employees</p>
<p>Hotels and motels</p>	<p>5, plus 1 for each guestroom, plus 75 percent of required spaces for restaurants, retail outlets and other accessory uses</p>	<p>4 spaces</p>
<p>Residences for destitute people</p>	<p>1 per 2 paid employees and volunteer employees present during largest shift and 1 parking space for every 4 beds</p>	<p>10 percent of required number of vehicle parking</p>
<p><i>Trade:</i></p>		
<p>Retail stores and personal services not listed elsewhere</p>	<p>1 per 250 square feet of floor area</p>	<p>10 percent of required number of vehicle parking</p>
<p>Retail furniture and appliance stores</p>	<p>3, or 1 space per 500 square feet of floor area, whichever is greater</p>	<p>5 percent of required number of vehicle parking</p>

Retail machinery, equipment and motor vehicle sales	3, or 1 space per 500 square feet of floor area (including covered display areas, offices and service areas), plus 1 space per 5,000 square feet of outdoor storage and display area, whichever is greater	5 percent of required number of vehicle parking
Food and convenience stores	1 for each 200 square feet of floor area	10 percent of required number of vehicle parking up to a maximum of 15 spaces
Building materials sales	10, plus 1 for each 120 square feet retail sales area in excess of 1,000 square feet and 1 per 750 square feet of warehouse area open to the public	5 percent of required number of vehicle parking
Eating and drinking establishments	3, plus 1 for each 3 seats of seating capacity where service is provided	10 percent of required number of vehicle parking
Eating and drinking establishments with no seating	1 for each 200 square feet of gross floor area	
Drive-through eating and drinking establishments with no seating	1 for each employee plus 1 space for each 200 square feet of gross floor area	
Drive-through eating and drinking establishments with seating	3, plus 1 for each 3 seats of seating capacity where service is provided	10 percent of required number of vehicle parking

Service stations	1 for each 200 square feet of floor area	2 spaces
Agricultural and commercial nurseries	10, plus 1 for each 150 square feet inside sales area over 1,000 square feet, and 1 per 2,000 square feet outside sales area open to the public	2 spaces
Wholesale trade and warehousing concerns with no retail trade	3, plus 1 per 1,000 square feet of floor area	5 percent of required number of vehicle parking
Auto wrecking, junkyards and salvage yards	5, plus 1 for each acre in excess of 5 acres	None
Transportation (railroad, bus, air terminals)	1 for each 5 seats of seating capacity in waiting terminals	5 spaces
Manufacturing and industrial concerns with no retail trade	1 per 500 square feet of floor area	5 percent of required number of vehicle parking
Mini-warehousing for storage only	5, or 1 for manager's area(s), plus 1 per 200 bays, whichever is greater	5 percent of required number of vehicle parking
T-hangers (airport)	1 per 3 hangers	None
General storage and storage associated with the principal use where the floor area of the storage space is greater than 50 percent of the floor area devoted to the principal use	1 for each 1,000 square feet of floor area designated for storage	

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Section 2. It is the intention of the City Commission that the provisions of

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Section 1 of this ordinance shall become and be made a part of the Code of Ordinances of

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the City of Gainesville, Florida, and that the Sections and Paragraphs of this Ordinance

1 may be renumbered or relettered in order to accomplish such intentions.

2 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this
3 ordinance or the application hereof to any person or circumstance is held invalid or
4 unconstitutional, such finding shall not affect the other provisions or applications of the
5 ordinance which can be given effect without the valid or unconstitutional provisions or
6 application, and to this end the provisions of this ordinance are declared severable.

7 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the
8 extent of such conflict hereby repealed.

9 **Section 5.** This ordinance shall become effective immediately upon final
10 adoption.

11 **PASSED AND ADOPTED** this ____ day of _____, 2010.

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CRAIG LOWE
MAYOR

ATTEST:

Approved as to form and legality

KURT M. LANNON
CLERK OF THE COMMISSION

MARION J. RADSON
CITY ATTORNEY

26 This Ordinance passed on first reading this ____ day of _____, 2010.

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28 This Ordinance passed on second reading this ____ day of _____, 2010.