

Sec. 25-4. - Applicability.

- A. New developments. All residential and nonresidential uses shall be required to provide off-street parking spaces in accordance with the regulations specified within this chapter.
- B. Existing developments.
 - (1) Existing buildings and uses which have existing off-street parking spaces may be modernized, altered or repaired without providing additional parking spaces, provided that there is no increase in total floor area or capacity.
 - (2) Buildings which have been damaged in excess of fifty percent (50%) of the replacement value of the structure, as reflected in the valuation shown in the records of the Property Appraiser for the preceding fiscal year before the damage occurred, shall be required to comply with all applicable regulations.
 - (3) Existing buildings or uses which are enlarged in terms of floor area or seating capacity, or have a change in use shall provide additional parking spaces in accordance with this chapter for the additional floor area, seating capacity or change in use. Only the new parking areas are required to meet the current landscape island and median requirements. All other requirements of the Unified Land Development Code shall apply.
 - (4) Existing buildings that are intentionally demolished and a new structure is erected on the same parcel, shall be required to conform to all requirements of this Unified Land Development Code.
- C. Mixed uses. In the case of mixed uses, the total requirements for off-street parking shall be the sum as proportional to the whole of the requirements of the various uses computed separately. The provision of off-street parking spaces for one (1) use shall not be considered as providing the required off-street parking for another use.
- D. The required number of off-street parking spaces may be reduced by not more than ten percent (10%) where necessary to preserve existing trees, or to add landscaping required by Code to an existing parking area, as defined in Chapter 45, Tree Protection Regulations, and Chapter 21, Landscape Regulations, of the Unified Land Development Code.
- E. Businesses located along US 41 (Tamiami Trail) service drive, may utilize on-street parking in front of the business to satisfy required parking. The parking spaces that will be credited to a business must be directly in front of the business. All parking spaces to be credited shall be at least fifty percent (50%) within the property lines of the business if they were extended across the roadway. The following conditions shall apply to on-street parking:
 - (1) Shall be parallel to the roadway.
 - (2) All vehicular wheels shall be off the pavement.
 - (3) These parking spaces may not be prohibitive to the general public, but may be counted to

satisfy the business parking requirements.

(4) No space along the service drive shall be used to satisfy the handicap parking requirements.

F. On-street parking. The on-street parking spaces directly in front of businesses shall be counted toward required off-street parking requirements.

(1) No on-street parking shall be permitted on collector or arterial roadways.

(2) No on-street parking shall be used to satisfy handicap parking requirements.