

Chapter 25

PARKING AND LOADING REGULATIONS

[HISTORY: Adopted by the City Commission of the City of North Port 9-17-1990 by Ord. No. 90-28 (Section 4). Amendments noted where applicable.]

GENERAL REFERENCES

Abandoned vehicles — See Ch. 42 (City Code).

Vehicles and traffic — See Ch. 74 (City Code).

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ARTICLE I. GENERAL PROVISIONS**Sec. 25-1. Title.**

This chapter shall be known and may be cited as the "Parking and Loading Regulations" of the City of North Port, Florida.

Sec. 25-2. Intent.

The standards in this chapter are intended and shall be interpreted to assure that all developments provide for adequate and safe storage and movement of vehicles in a manner consistent with good engineering and site design principles. It is the intent of these regulations that all uses provide off-street parking on the premises for which it is intended to serve. Where a use has not been specifically listed in this chapter, the department responsible for land development services shall assign the parking requirements in accordance with the most similar use to the proposed development.

Sec. 25-3. Relationship to Comprehensive Plan.

The parking regulations in this chapter implements Objective 2.17 of the Future Land Use element of the Comprehensive Plan, which states: All commercial and medium/high density residential developments shall include adequate off-street parking, loading facilities and pedestrian circulation.

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.

Sec. 25-5. Off-street vehicular facilities.

A. Off-street parking facilities and other vehicular facilities, both required and provided, shall:

- (1) Be identified as to purpose and location when not clearly evident.
- (2) *Commercial:* Be surfaced with asphalt, bituminous concrete, some other suitable impervious surface material, or City approved pervious pavement and be maintained in a smooth, well-graded condition; if the closest point of the principal structure is

greater than one hundred (100) feet from the property line on which the driveway is situated, the driveway may be constructed with an approved pervious pavement or impervious material.

- (a) All driveway aprons in the City-owned right-of-way shall be constructed of an impervious material, such as concrete, asphalt or brick pavers.
 - (b) The use of shell and gravel may be allowed after review of aesthetics, feasibility, health, safety and welfare, by the City manager or designee on a case-by-case basis.
- (3) *Residential*: if the driveway length is less than one hundred (100) feet, driveway shall be constructed of impervious material such as, concrete, asphalt or brick paver. If the driveway length is greater than one hundred (100) feet, the driveway shall be constructed of concrete, asphalt, brick pavers or City approved pervious material.
- (a) The above referenced distances shall be measured using a straight line and at a right angle from the principal structure to the property line.
 - (b) All driveway aprons in the City-owned right-of-way shall be constructed of an impervious material, such as concrete, asphalt or brick pavers.
 - (c) In the Agricultural District and lots with detached garages, the use of shell and gravel may be allowed after review of aesthetics, feasibility, health, safety and welfare, by the City staff.
 - (i) If the drive traverses the City's right-of-way an apron shall be required.
- (4) Be drained so as not to cause any nuisances on adjoining or nearby properties.
- (5) Be designed with lighting and arranged so that the levels in the table below are maintained and no source of such lighting is visible from any adjoining or nearby property used or zoned for residential purposes, and so designed and arranged as to shield public roadways and all other adjacent properties from direct glare or hazardous interference of any kind.

MINIMUM FOOTCANDLES			
CPTED CONCEPT			
Horizontal *Footcandles			
Parking Facilities	Min.	Max.	Ratio
Open parking	3	10	4:1
Covered parking	6	15	4:1
Parking lots	0.9	10	4:1

* Footcandles are minimum and not average.

- (6) Be arranged for convenient access and safety of pedestrians and vehicles.
- (7) Be so arranged that no vehicle shall be required to back from such facilities directly onto public streets.
- (8) Be required to have wheel stops abutting all landscaped and sidewalk areas, and abutting all areas containing a light pole.

(9) May use City approved pervious material in the twenty-four (24) foot wide drive isles of the parking lot.

B. If such areas are in excess of one thousand five hundred (1,500) square feet or five (5) off-street parking spaces, individual spaces shall be marked.

ARTICLE II. OFF-STREET PARKING

Sec. 25-6. Location.

The required off-street parking facilities shall be located on the same lot or parcel of land that they are intended to serve, except where parking facilities are built to serve the general public and do not cater to any single or group of primary businesses or entities.

Sec. 25-7. Dimensional standards.

A. Each parking space shall have a wheel stops pursuant to the design criteria shown in Sec. 21-8 and be a minimum of nine (9) feet wide by eighteen (18) feet in length. Minimum aisle width shall be as follows:

Angle of Parking	Aisle Width (in feet)	
	One-Way	Two-Way
Parallel	12	24
30°	12	24
45°	12	24
60°	18	24
90°	22	24

B. For purposes of rough computation an off-street parking space and necessary access and maneuvering room may be estimated at three hundred (300) square feet, but off-street parking requirements will be considered to be met only where actual spaces meeting the requirements above are provided and maintained, improved in the manner required by these regulations and in accordance with all ordinances and regulations of the City.

Sec. 25-8. Plans required with building permit applications.

A plan signed and sealed by a registered engineer in the State of Florida shall be submitted with every application for a building permit for any building or use that is required to provide off-street parking. The plan shall accurately designate the required parking spaces, access aisles and driveways, and the relation of the off-street parking facilities to the uses or structures that such facilities are designed to serve. The proposed landscaping required to comply with the requirements of Chapter 21 of the Unified Land Development Code shall also be depicted on the plan, as well as tree protection requirements where applicable.

Sec. 25-9. Combined off-street parking.

A. Two (2) or more permitted uses requiring off-street parking facilities may make collective provision for such facilities:

- (1) If two (2) or more permitted uses choose to utilize the combined off-street parking option, the combined parking requirements for both permitted uses shall be reduced by twenty-five percent (25%).
- (2) Two (2) or more permitted uses that do not require parking during the same time period may share parking. On a case-by-case basis, the City shall consider permitting a combined parking area having the number of spaces required for the permitted use with the highest number of required parking spaces, provided that proof is submitted that the permitted uses will not be operating and using the parking facility at the same time. For example, where one (1) permitted use requires ten (10) spaces and the other permitted use requires six (6) spaces, the City may reduce the parking space requirements for such a shared parking lot to ten (10) spaces.

B. Any arrangement for combined off-street parking shall be subject to the filing of a legal instrument satisfactory to the City Attorney ensuring that such off-street parking will be maintained in the future so long as the permitted uses requiring such off-street parking continue.

[Amended 1-30-2012 by Ord. No. 2011-32]

Sec. 25-10. Handicapped parking.

Parking spaces for the handicapped shall be provided in accordance with the provisions set forth in F.S. §§ 316.1955 and Chapter 553, Part II, and comply with State of Florida Building Code, as amended. In addition, the following regulations shall apply:

- A. Each handicapped parking space shall be a minimum of twelve (12) feet by eighteen (18) feet.
- B. A "Parking for Handicapped" sign shall be provided for each space.
- C. Except for single-family residential and duplex uses, the following number of parking spaces shall be reserved for the handicapped. In multifamily developments, handicapped parking spaces and access ramps shall be located where needed.

Total Spaces	Required Number to be Reserved for Handicapped
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7

Total Spaces	Required Number to be Reserved for Handicapped
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20, plus 1 for each 100 over 1,000

Sec. 25-11. Nonconforming uses.

A. No extension of a use is to be made in a building occupied by a nonconforming use. The nonconforming use shall be brought into compliance with these regulations prior to any permit being issued for any alterations or construction being permitted, other than a permit to bring the building or use into compliance.

- (1) If there is a significant change to bring the use into compliance, all parking requirements shall be met. Significant change is when the cost of improvements equal fifty percent (50%) or more of the appraised value of the building/property.
- (2) If the change to bring the building or use into compliance does not qualify as a significant change, the current parking being applied to the existing use shall satisfy the parking requirements.

Sec. 25-12. Uses not specifically mentioned.

Requirements for off-street parking for uses not specifically mentioned in Sec. 25-17 shall be the same as provided in Sec. 25-17 for the use most similar to the one sought. It is the intent of these regulations to require all uses to provide off-street parking, unless specific provision is made to the contrary.

Sec. 25-13. Fractional measurements.

When units or measurements determining the number of required off-street parking spaces result in the requirement of a fractional space, any fraction equal to or greater than one-half (0.5) space shall require a full off-street parking space.

Sec. 25-14. 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 the off-street parking space for one (1) use shall not be considered as providing the required off-street parking for any other use. Where an office or similar facility is located within a building which is devoted to a different primary use (i.e., office inside a store, restaurant, factory, or warehouse) separate parking requirements for the office or similar facility shall be imposed.

Sec. 25-15. Measurements.

Floor area shall mean the floor area inside the exterior or load-bearing walls, where floor area is indicated in Sec. 25-17 as a basis for determining the amount of off-street parking required.

- A. In hospitals, bassinets shall not count as beds.
- B. In stadiums, sports arenas, churches and other places of public assembly in which occupants utilize benches, pews or other similar seating arrangements, each twenty-four (24) lineal inches of such seating facilities shall be counted as one (1) seat for the purpose of computing off-street parking requirements.

Sec. 25-16. Minimum requirement.

Regardless of any other requirement of these regulations, each and every separate individual store, office or other business shall be provided with at least one (1) off-street parking space, unless specific provision to the contrary is made herein.

Sec. 25-17. Minimum off-street parking requirements.

- A. General.
 - 1. Where development on a specific site has already occurred according to the ratios of this section, but the site exhibits a continuing or recurring parking problem that creates a hazard to public safety, the Zoning Administrator shall have the authority to require an alternative parking plan that illustrates a solution to the parking problem. The Zoning Administrator's decision to require such a plan may be appealed to the Zoning Board of Appeals.
 - 2. Regardless of any other requirement of these zoning regulations, each and every separate individual store, office, or other business shall be provided with at least one (1) off-street parking space, unless specific provision to the contrary is made herein.
- B. The following minimum off-street parking requirements are applicable to all zoning districts: [Amended 10-10-2011 by Ord. No. 2011-21]

Use	Number of Spaces
Adult living facility	1 for each 4 beds.
Art gallery or museum	1 for each 250 square feet of floor area.
Auditorium or arena	1 for each 250 square feet of auditorium or arena floor area, 1 for each 3 fixed seats and 1 for every 3 employees.
Automotive service/gas station	1 per 350 square feet or auto body shop of floor area.
Automotive, boat, mobile home or recreational vehicle sales	1 for every 400 square feet of floor area.
Banks and financial institutions	1 for each 250 square feet of floor area.

Use	Number of Spaces
Boat liveries	1 for each 6 boats kept in dry storage, plus 2 for each 3 wet slips.
Bowling alley	5 for each lane.
Car wash	2 per washing stall.
Child-care center or kindergarten	2 for each employee, plus adequate and safe provisions for loading and unloading children from off the street and street right-of-way.
Cluster housing	2 per dwelling unit.
Colleges and Universities	1 per 250 square feet of floor area plus 1 for every 4 seats in an Auditorium or assembly area.
Commercial (retail) or service establishments (unless otherwise listed)	1 for each 200 square feet of floor area.
Community center	1 for each 250 square feet of floor area.
Dance, art, music and photographic studios	1 for each 250 square feet of floor area.
Flea market	1 for each 150 square feet of floor area.
Funeral home	1 for each 250 square feet of floor area.
Furniture store (freestanding retail furniture stores only)	1 for each 350 square feet of floor area.
Golf, yacht or tennis club	3 for each hole in golf course, plus 2 for each tennis court, plus 1 for each 300 square feet of floor area, plus 2 for each 3 wet boat slips.
Guesthouse	1
Health clubs and indoor recreational facilities, including game arcades and billiard halls	1 for each 150 square feet of floor area.
Hospitals	1 for each bed, plus 1 for every 3 employees on the largest shift.
Houses of worship	1 for each 3 seats in auditorium or chapel area.
Housing for the aged	1 for each dwelling unit or equivalent.
Library or recreational facility	1 for each 250 square feet of floor area.
Manufacturing	1 per employee on largest shift plus 5 for customers.
Marinas or commercial piers	2 for each 3 boat slips or moorings (Accessory uses require added spaces).
Motion picture theater (indoor) over 2,000 square feet in area	1 for each 3 seats.
Medical and dentist office or Laboratories	1 per 250 square feet of floor area.
Medical clinic	1 for each 250 square feet of floor area.

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Use	Number of Spaces
Miscellaneous uses, such as express office, telephone exchange, etc.	1 for each 300 square feet of floor area.
Mobile home parks and subdivisions	2 for each mobile home site, plus 1 for each 250 square feet of floor area of offices, laundry facilities, recreation buildings and the like.
Model homes	4 per model plus 1 in accordance with current adopted Florida Accessibility Code. If angled parking is used, 1 space may be subtracted from the requirement.
Motels and hotels	1 per guest room, plus 1 for every 3 employees.
Multiple-family dwelling	1.5 for each dwelling unit, plus 2 for owner or manager, plus 1 for every 10 dwelling units to accommodate guests.
Nonprofit club	1 for each 250 square feet of floor area.
Nursing home	1 for each 4 beds.
Outdoor recreational facility	1 per 3 fixed seats, plus 1 per 25 s.f. exhibit or portable seating spaces.
Pain management clinic [Added 10-10-2011 by Ord. No. 2011-21]	1 for each 250 square feet of floor area. No stacking of vehicles is permitted.
Private clubs and lodges	1 for each 250 square feet of floor area.
Private and public elementary and middle schools whether cafeteria	2 for each classroom or office room, plus 1 for each 3 seats temporary or permanent, in any auditorium or gymnasium or intended to be used as an auditorium.
Professional or business office	1 for each 250 square feet of floor area.
Research laboratory and manufacturing uses	1 for each 500 square feet of floor area.
Restaurants: fast-food restaurants, night clubs or bars	1 per 150 square feet of floor area.
pick up and delivery	1 per 250 square feet of floor area.
Uses in this item with over 100 seats	1 for each 50 square feet in public rooms used for eating, drinking or waiting.
Rooming or boarding house	1 for each bedroom.

Use	Number of Spaces
Public and private high school	5 for each classroom or office area and 2 for each 3 seats in any gymnasium with permanent or temporary bleachers or auditorium with permanent seating, plus 2 for each 3 seats in any stadium where parking otherwise required cannot be used for stadium events.
Shopping centers	1 per 250 square feet of gross leasable floor area. Adequate off-street loading facilities, separate and distinct from off-street parking arrangements, shall be provided at the rear or side of shopping center buildings.
Single-family dwelling	2 per dwelling unit.
Tennis, handball and racquetball facilities	2 per court.
Theater	1 for each 3 seats, plus 1 for every 3 employees.
Townhouses	2 per dwelling unit, plus 1 for every 4 units.
Two-family dwelling	4
Vocational, trade, technical, industrial or business school	1 for each 250 square feet of floor area.
Wholesale, warehouse or storage uses	1 for each 1,500 square feet of floor area.
Other uses not specified in these regulations	To be determined by general rule or by findings in the particular case.
Any commercial establishment providing drive-up service windows stalls, or service lanes shall provide stacking lanes as follows, in addition to the requirements set forth for establishments without said drive-up facilities. These stacking lanes shall not utilize any portion of the roadway: Banks and financial establishments	Stacking lanes to accommodate 4 cars for each window.
Restaurants	Stacking lanes to accommodate 7 cars per service lane, measured from the pick-up window.
Photo drop-off, laundry drop-off, other drop-off facilities	Stacking lanes for 3 cars.
Gas pump island	Stacking lanes to accommodate 2 cars.
All other	Stacking lanes to accommodate 4 cars per service lane.

Sec. 25-18. Golf course, country club, tennis club, yacht club or other recreational facilities.

A. Parking facilities of a golf course, country club, tennis club, yacht club or other recreational facilities, including executive or par three (3) golf courses, but not including miniature golf courses or practice driving ranges not associated with a golf course shall not be located within one hundred (100) feet of any building or structure on an adjacent property.

B. Any building or structure of a golf course, country club, tennis club, yacht club or other recreational facilities shall not be locate within three hundred (300) feet of any residentially zoned property.

Residential Zone

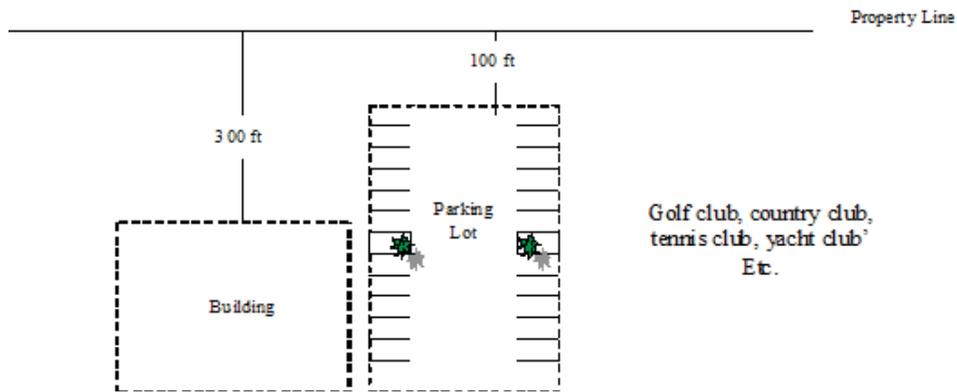


Fig. 25-1

Sec. 25-19. Parking and storage of certain vehicles. [Amended 8-23-1999 by Ord. No. 99-14]

A. Automobiles, trucks, trailers, boats, recreational vehicles or vehicles of any type without current license plate(s) affixed to the vehicle(s) by law shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings except as provided in Sec. 25-19(B)(1)(a) of this section. (Amended 1-14-2002 by Ord. No. 2001-15, Ord. No. 2004-21, Ord. No. 2007-12 and Ord. No. 2004-45)

B. No more than four (4) automobiles/trucks may be parked on a residential lot, and no more than one (1) boat with trailer, one (1) utility trailer, one (1) recreational vehicle, one (1) travel trailer for a maximum of six (6) vehicles total; however, no more than two (2) such vehicles, other than automobile/trucks, may be parked on any lot whether single or of two (2) or more lots combined and used for a single-family residence (excluding fully enclosed structures having four (4) walls and a roof) within the City intended for single-family occupancy, provided that said lot or lots have the principal structure, either a single-family dwelling or a manufactured home located on such lot.

- (1) No inoperative or unlicensed motor vehicle shall be parked, kept, or stored for more than twenty (20) days on any residential premises except as indicated in (1)(a) below,

and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles in any residentially zoned district is prohibited.

- (a) Unlicensed vehicles classified as race cars may be kept on a licensed trailer in the side yard of a residence. The car shall be covered and the area shall be buffered with landscaping to achieve an eighty percent (80%) opacity. Proof of race car status shall be required.

C. No more than three (3) vehicles per family unit shall be parked on a duplex lot. For multifamily developments, this section shall apply to each multifamily dwelling unit located in said multifamily development.

D. A property owner may substitute a boat with trailer for either another utility trailer or another recreational vehicle.

E. A property owner may substitute a utility trailer or a recreational vehicle for a second boat. No other substitutions may be made.

F. Cars and trucks may be parked in the front yard (including the driveway) and the adjacent City right-of-way. The front yard is that area that extends from the wall of the dwelling unit that parallels the road and to the road right-of-way and typically contains the front door.

- (1) Corner lots shall have one (1) front yard as described above.
- (2) Boats, trailers, recreational vehicles, semi-trucks are not considered as cars or trucks.

G. Parking of semi-trucks or semi-trailers is prohibited on any roadway or right-of-way in any zoning district, except in the course of delivery and pick-up.

- (1) Semi-truck cabs are prohibited on a single-family lot as one (1) of the six (6) permitted vehicles, except as provided in subsection (I). [Amended 1-30-2012 by Ord. No. 2011-32]

H. Any remaining vehicles may be parked in the side and rear yards, provided that the vehicles shall be buffered so as to be at least eighty percent (80%) opaque from the adjacent residential lots and any right-of-way. The eighty percent (80%) opaque requirement only applies to the length of the parking area adjacent to a residential lot and/or any right-of-way. If the adjacent property owner(s) concurs in writing that no buffer is needed, the property owner shall submit such written consent to the Department. In such event, and for only corner lots, the eighty percent (80%) opaque requirement shall apply only to that portion of the parking area adjacent to the road. If the adjacent property changes ownership, the applicant shall submit an additional letter of consent signed by the new owner in order to qualify for this exemption as described above.

I. When three (3) or more lots are combined (interior lot lines eliminated), a semi-truck cab may be parked on the property, provided that the buffering and neighbor approval in Sec. 25-19(H) above shall apply. In addition, the semi-truck cab shall not be parked in the rear-side setback areas or on the front yard. Only one (1) semi-truck cab may be parked on the property. [Amended 10-28-2004 by Ord. 04-45; amended 1-30-2012 by Ord. No. 2011-32]

J. All open bed trucks and trailers, which are empty of debris, may be parked within the front driveway or side yard (excluding semi-truck trailers). Parking on the front yard and road right-of-way shall be prohibited. Open bed trucks containing debris shall be parked in the rear or side yards, provided that the vehicles and accessory open trailers and equipment are buffered from view of the adjacent lots by buffer material that equals eighty percent (80%) opaque, or completely covered by a nontransparent tarp or similar material. Any structures constructed in the side yard shall meet all City, County, State and Federal codes. [Amended 1-30-2012 by Ord. No. 2011-32]

K. No vehicle shall be attached to a street tree or other landscaping within the City right-of-way.

L. Parallel parking, not to include the roadway, on the City right-of-way is Permitted as follows:

- (1) Vehicles shall not be parked parallel to the right-of-way in a stacked fashion.
- (2) Vehicles shall be parallel parked front to rear only, in the direction of traffic.
- (3) Automobiles, trucks, boats, utility trailers, recreational vehicles or travel trailers shall not be parked without the permission of those lawfully residing at the property for more than four (4) hours in the right-of-way area adjacent to any residentially zoned property where the owner of the vehicle and those lawfully residing at the property is not the same. (Amended 05-10-2004 by Ord. No. 04-21)
- (4) If the parking or traversing on the City right-of-way damages the City drainage swales, the lot owner shall be responsible for repairing the damage.
 - (a) If the damage is not repaired within fourteen (14) days from written notice, the City shall repair the damage and the property owner shall be billed the cost of such repair, plus administrative cost.
 - (b) If the bill is not paid within thirty (30) days, the City shall record a lien on the property for the amount of the cost of repair and administrative costs.

M. No vehicle shall be stored within the City right-of-way or on property zoned residential (excluding the driveway, carport or garage) except as provided in subsection I above. It shall be conclusive evidence that a vehicle is being stored where it can be demonstrated that the vehicle has not been moved within twenty (20) days.

N. Sale of vehicles. At no time shall there be more than one (1) personal vehicle or boat or recreational vehicle offered for sale on a parcel. Additionally, the vehicle offered for sale must be owned by the resident of the parcel where the vehicle is located.

O. Recreational vehicles (RVs) shall not be parked or stored on any residentially zoned property except within a completely enclosed structure or in the required side and required rear yard, provided the vehicle is not parked or stored within the required rear yard setback, and provided that the buffering and neighbor consent requirements in Sec. 25-19(H) above are satisfied. The intent of the following requirements is to insure that the vehicles do not become unsightly and negatively impact the residential neighborhood. The RV may be parked in the front yard and required front yard provided: [Amended 1-14-2002 by Ord. No. 2001-15; amended 1-30-2012 by Ord. No. 2011-32]

- (1) Said vehicle is parked on an improved surface, which shall be kept in a proper state of repair and maintained free from hazardous conditions.
- (2) No inoperative or unlicensed vehicle shall be parked, kept, or stored for more than twenty (20) days on any residential premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited.
- (3) It shall be unlawful for any recreational vehicle to extend over or interfere with the use of any sidewalk or right-of-way intended for pedestrian or vehicular traffic.
- (4) Recreational vehicles shall not be parked parallel to the front wall of the residential principal structure on the front yard.

P. In the event that the owner or lessee of residentially zoned property has a house guest and said house guest arrives in a vehicle which otherwise would be prohibited from parking on said property pursuant to the provisions of this section, parking of said vehicle on the subject property is allowable for a period not to exceed twenty (20) days in a calendar year.

Q. No vehicle permitted to be parked on residentially zoned property shall be occupied by an individual or family as living quarters or otherwise inhabited overnight for a period in excess of twenty (20) consecutive days, or for more than twenty (20) days total in any calendar year. If the City finds that a vehicle parked on a residentially zoned property has been occupied as living quarters or otherwise inhabited overnight for a period greater than twenty (20) consecutive days or a combined twenty (20) days within a calendar year, the City shall have the right to obtain an injunction and/or enforce this subsection as provided in North Port City Code, Chapter 2, Article IX Code Enforcement. [Amended 1-14-2002 by Ord. No. 2001-15; amended 1-30-2012 by Ord. No. 2011-32]

R. Parking of vehicles that are primarily used for commercial purposes, or are inappropriate in residential districts due to their weight, size or length, unless the use and parking of such vehicle is identified above as permitted, is prohibited.

- (1) Prohibited commercial vehicles, commercial trailers, and construction equipment. In any residential district, the storage or overnight parking (off-street or on-street) of any of the following commercial vehicles shall be prohibited except as permitted above:
 - (a) Semi-truck cab and/or trailer.
 - (b) Dump truck.

- (c) Wreckers.
 - (d) Bucket trucks.
 - (e) Construction equipment, including but not limited to, front end loader, bulldozer, skid steer, or ditch digger, with the sole exception of construction equipment parked during the tenure of construction.
 - (f) Tractors. Tractor shall mean heavy equipment tractor and not lawn tractor.
 - (g) Trucks with stake beds.
 - (h) Vehicles converted for the sale of food.
 - (i) Any commercial vehicle that is in excess of six thousand (6,000) pounds empty vehicle weight.
- (2) Overnight parking of a business vehicle may be permitted in the driveway of a resident in residential district, provided there is no business or business activity located on the property and the City street weight limit is not exceeded.
 - (3) Parking of semi-truck cabs may be permitted in accordance with Sec. 25-19(I) of this Unified Land Development Code.

S. The parking, servicing, repair and storage of trucks, buses, vans, tractor trailers in excess of six thousand (6,000) pounds vehicle empty weight, as listed on the vehicle registration form, is prohibited in the any residential or rec/open district. This vehicle empty weight restriction shall not apply to licensed recreational vehicles.

- (1) Trailers are considered single-axle or double-axle platforms complete with towing tongues for the purposes of hauling items.
- (2) Trailers may be open or enclosed; however, removable walls are to be included in trailer weight. The trailer empty weight shall not exceed two thousand five hundred (2,500) pounds as listed on the trailer registration form.

ARTICLE III. OFF-STREET LOADING

Sec. 25-20. Facilities required; accessibility.

A. *Off-street loading facilities.* Off-street loading facilities are required by these regulations so that vehicles engaged in unloading will not encroach on or interfere with the public use of streets, sidewalks and alleys by automotive vehicles or pedestrians, and so that adequate space is available for the unloading and loading of goods, materials or things for delivery and shipping.

- (1) Off-street loading facilities supplied to meet the needs of one (1) use may not be considered as meeting the needs for another use.
- (2) Off-street parking facilities may not be used or counted as meeting off-street loading requirements.

B. Change in use or structure.

- (1) When the use of a structure or land or any part thereof is changed to a use requiring off-street loading facilities, the full amount of off-street loading space required shall be supplied and maintained.
- (2) When any structure is enlarged or any use extended which constitutes a significant change, and off-street loading space is required, the full amount of such space shall be supplied and maintained for the structure or use in its enlarged or extended size.

C. Accessibility. Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space. Such loading space shall be accessible from the interior of the building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

Sec. 25-21. Plans required.

A plan shall be submitted with every application for a building permit for any use or structure required to provide off-street loading facilities. The plan shall accurately designate the required off-street loading spaces, access thereto, dimensions and clearance.

Sec. 25-22. Combined off-street loading provisions.

Collective, joint or combined provisions for off-street loading facilities for two (2) or more buildings or uses may be made, provided that such off-street loading facilities are equal in size and capacity to the combined requirements of each building or use and are designed, located and arranged to be usable thereby.

Sec. 25-23. Requirements.

Off-street loading spaces, ten (10) feet by forty (40) feet in size, shall be provided and maintained as follows:

- A. Each retail store, storage warehouse, wholesale establishment, industrial plant, factory, freight terminal, market, restaurant, mortuary, laundry, dry-cleaning establishment or similar use which has an aggregate floor area of:

Square Feet	Number of Spaces
Over 6,000 but not over 25,000	1
25,001 but not over 60,000	2
60,001 but not over 120,000	3
120,001 but not over 200,000	4
200,001 but not over 290,000 ¹	5

NOTES:

¹ Plus one additional off-street loading space for each additional 90,000 square feet over 290,001 square feet or major fraction thereof.

- B. Each multiple-family building containing one hundred (100) or more dwelling units shall provide one (1) off-street loading space (ten (10) feet by forty (40) feet) per building.
- C. Each auditorium, convention hall, exhibition hall, museum, hotel, motel, office building, sports arena, stadium, hospital, sanitarium, welfare institution or similar use which has an aggregate floor area of over ten thousand (10,000) square feet, but not more than forty thousand (40,000) square feet, shall require one (1) space, plus for each additional sixty thousand (60,000) square feet over forty thousand (40,000) square feet of major fraction thereof one (1) additional space shall be required.
- D. For any use not specifically mentioned, the requirements for off-street loading facilities for a use which is so mentioned and to which the unmentioned use is similar shall apply.

ARTICLE IV. EMERGENCY VEHICLE LANE AND OPEN ACCESS AREAS

Sec. 25-24. Emergency vehicle lane requirements for commercial and industrial developments.

A. All commercial and industrial developments, shall provide a minimum twelve (12) foot wide emergency vehicle lane, with the inner edge of the roadway no closer than ten (10) feet and no farther than thirty (30) feet from the building, and shall extend a minimum of thirty (30) feet on each side of the major public entrance to a building, or unit of a building. Fire lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of thirty-two (32) tons. Buildings having ramps or other elevated roadways shall have posted weight limit signs.

B. All existing commercial and Industrial petitions, shall be reviewed by the "Authority having Jurisdiction" (AHJ) to determine the feasibility and/or location of an emergency vehicle lane.

Sec. 25-25. Open access area requirements for nonresidential buildings.

All nonresidential buildings that have Fire Department Connections (FDC's) shall provide a twelve (12) foot by twenty (20) foot open access area adjacent to each FDC with ten (10) feet on either side. Such access area shall be accessible by emergency equipment at all times and be centered fifteen (15) feet either side of the connection point.

Sec. 25-26. Signs required.

Fire lanes shall also be marked with freestanding signs with the wording "NO PARKING - FIRE LANE - BY ORDER OF THE FIRE DEPARTMENT." Such signs shall be twelve (12) inches by eighteen (18) inches with a white background and red letters and shall be a

maximum of seven (7) feet in height from the roadway to the bottom of the sign. The signs shall be within sight of the traffic flow, shall be readable from both directions and shall be a maximum of fifty (50) feet apart.

Sec. 25-27. Demarcation of emergency vehicle lanes.

A. All fire lanes shall have a minimum width of twelve (12) feet and marked as follows:

- (1) All fire lanes shall be completely outlined with yellow traffic paint, by a stripe of eight (8) inches minimum width; also diagonal striping a minimum of three (3) inches wide, at least five (5) feet on center, to the curb line.
- (2) The curb, or the line of the curb, shall be painted yellow for the entire length of the fire lane.
- (3) Within the stripes shall be the words "FIRE LANE - NO PARKING" in block letters of no less than twelve (12) inches in height with a minimum three (3) inch stroke, directly in front of the entry/exit doors.
- (4) All of the above referenced markings shall be ninety (90) mil thermoplastic or of City approved material and shall be maintained by the property owner.

Sec. 25-28. Demarcation of Fire Department Connections (FDC).

A. FDC's shall be installed at an eighteen (18) inch minimum and forty-eight (48) inch maximum height from finished grade to the center of the opening, and shall be painted "fire engine red."

- (1) All FDC's shall have a sign posted twelve (12) to eighteen (18) inches above the appliance with the letters "FDC" in six (6) inch red letters on a white background.

B. The minimum clearance around all fire department appliances (FDC's and fire hydrants) shall be seven and one-half (7½) feet on each side, seven and one-half (7½) feet in front and four (4) feet in the rear.

- (1) Areas around FDC's shall be considered fire lanes.
- (2) This area shall have a minimum width of twenty (20) feet (ten (10) feet on each side of the FDC), and shall be completely outlined with yellow traffic paint, by a stripe of eight (8) inches minimum width; also diagonal striping a minimum of three (3) inches wide stroke, at least three (3) feet on center, to the curb line.
- (3) The curb, or the line of the curb, shall be painted yellow for the entire length of the FDC fire lane. Within the stripes shall be the words "NO PARKING - FIRE" in block letters of no less than twelve (12) inches in height with a minimum three (3) inch stroke.

C. All markings shall be ninety (90) mil thermoplastic.

Sec. 25-29. Official nature of signs.

Signs posted to designate emergency vehicle lanes or open access areas shall be deemed official traffic control devices and deemed to be placed or erected by authority of a public body having jurisdiction for the purpose of regulating, warning or guiding traffic.

Sec. 25-30. Interpretations.

Interpretations of this chapter shall be made by the Director responsible for land development services/or City Fire Chief relative to Article IV, Sec. 25-24 through Sec. 25-29, City Manager or designee.

Sec. 25-31. Conflicts.

Whenever the requirements of these regulations differ from those imposed by the City, Federal, or State regulation, law or statute, the most restrictive or imposing the higher standards shall govern.

Sec. 25-32. Appeals.

A. Any person aggrieved by the Director responsible for land development services/Fire Chief/City Manager designee's interpretation may appeal to the Zoning Board of Appeals. The criteria for granting an appeal shall be based upon substantial competent evidence proving that the interpretation renders the property unbuildable, or unusable, or is contrary to public safety. The granting of any appeal shall not be in conflict with State Statutes. The Zoning Board of Appeals' decision, may be appealed to the Circuit Court of Sarasota County within thirty (30) days of such decision.

- (1) Applications for an appeal shall be filed pursuant to Sec. 1-10.

Sec. 25-33. Severability.

If any section, subsection, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.