

3.13.9 Town Center/Mixed Use Parking Requirements

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 are not intended to serve a single or group of primary businesses or entities.

Each parking space shall have a wheel stop or curbing. Spaces shall be a minimum of 9 feet in width by 18 feet in length. Minimum drive aisle width shall be as follows:

Minimum Parking Standards:

Parking for Mixed Use Buildings may be the sum of the requirements of the various uses computed separately. The total parking requirements for such permitted uses shall be reduced by twenty-five percent (25%) for combined off-street parking facilities, as approved by the WVRC.

The minimum parking requirement for single-use residential buildings in Town Center/Mixed Use areas shall be 2 spaces per unit. Parking for residential buildings may be provided through the provision of structured parking on the lower levels of the building, in an adjacent parking structure, or in parking lots adjacent to the buildings. The parking requirements of this section may be modified through an Administrative Adjustment. If proposed parking is less than the minimum required or more than the maximum allowed, an applicant may submit for an Administrative Adjustment. The submittal for an Administrative Adjustment shall include parking ratios of the same and/or similar uses from the Institute of Traffic Engineers, Urban Land Institute, or other comparable standards used in a municipality. The Administrative Adjustment requires approval by WVRC and the City of North Port's Director responsible for land development services or designee. If the residential building is less than 1/4 mile from commercial parking areas, the parking ratio may be reduced to 1.5 spaces per unit.

Figure 3.13.9.A

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

Minimum Parking Requirements for Non-Residential Uses within Town Center/Mixed Use areas shall be calculated as follows:

Commercial establishments providing drive-up service windows or service lanes shall provide stacking lanes to accommodate 4 cars for each window. Restaurants shall provide stacking lanes to accommodate 5 cars per service lane, measured from the pick-up window. Drive-up service windows or service lanes shall be located to minimize, to the greatest extent, possible, visibility from internal and external roadways.

Figure 3.13.9.B

| Commercial/Service Uses | |
|---|---|
| Office | 1 per 500 s.f. of floor area |
| Services | 1 per 500 s.f. of floor area |
| Finance, Insurance, and Real Estate (FIRE) | 1 per 500 s.f. of floor area |
| Financial Service Center | 1 per 500 s.f. of floor area |
| Other uses not specified in these regulations | Shall be determined by an Administrative Adjustment upon an analysis of similar uses by the City of North Port Director responsible for land development services or designee |
| Assisted Living Facilities | 1 for every 4 beds |
| Health-Care Facility | 1 for each bed, plus 1 for every 3 employees on largest shift |
| Health-Care Services | 1 per 500 s.f. of floor area |
| Intermediate Care Facility (ICF) | 1 for every 4 beds |
| Health Club | 1 per 500 s.f. of floor area |
| Veterinary Hospital | 1 per 500 s.f. of floor area |
| Artist's Studio | 1 per 500 s.f. of floor area |
| Funeral Home | 1 per 500 s.f. of floor area |
| Research Park | 1 per 1,000 s.f. of floor area |
| Child-Care Center | 1 per employee plus adequate and safe provisions for loading and unloading children away from the street and street right-of-way |