

Clay County Parking Standards

Off Street Parking and Loading.

(a) Applicability.

Off-street parking facilities shall be provided for all development within the county pursuant to the requirements of this Code. The facilities shall be maintained as long as the use exists that the facilities were designed to serve.

(b) Definitions. For purposes of this section certain terms and words are defined as follows:

- (1) Parking space, off-street means a paved off-street storage space, either outside or within a building, for the parking of motor vehicles. Adequate room for parking a standard-size automobile with ample room for opening of doors on both sides must be provided. In addition, the parking space shall have proper access to a public or approved private street as well as ample on-site maneuverability so that access to the parking space does not require maneuvering on a public or approved private street, except off-street parking areas for two (2) cars or less.
- (2) Loading space, off-street means a paved area, other than a public street or approved private street, logically and conveniently located for loading, unloading, pick ups or deliveries by motor vehicles or trailers and accessible to the vehicles when any required off-street parking spaces are filled.

(c) General Provisions.

(1) Existing Use.

- (i) Conforming buildings and uses existing as of the effective date of this article may be modernized, altered or repaired without providing additional off-street parking or off-street loading facilities if there is no increase in the area or capacity.
- (ii) Where a conforming building or use existed as of the effective date of the Chapter and the building or use is enlarged in floor area, volume, capacity or space occupied, off-street parking or off-street loading as specified in the Zoning Code shall be provided for the additional floor area, volume, capacity or space so created or used; provided, however, that all off-street loading or parking spaces actually existing on the effective date of the Chapter shall be maintained and additional required spaces shall be provided for the enlargement, except where the total of the existing spaces and new spaces exceed the number which are required under the Zoning Code for the existing building or use and the enlargement combined.
- (iii) A change in the use of a conforming or nonconforming building or use existing as of the effective date of the Chapter shall require additional off-street loading requirements which would have been required for the new use had the regulations of the Zoning Code been applicable thereto.

- (2) Fractional measurement: When units or measurements determining the number of required off-street parking or loading spaces result in the

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requirement of a fractional space, the fraction equal to or greater than one-half (1/2) shall require a full off-street parking or loading space.

- (3) Uses not specifically mentioned. Requirements for off-street parking and loading for uses not specifically mentioned in this Part shall be the same as provided for the use most similar to the one sought, it being the intent of the Zoning Code to require all uses to provide off-street parking and loading.
 - (4) 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 off-street parking space for one use shall not be considered as providing the required off-street parking for any other use.
 - (5) Handicapped Parking Spaces. Any parking area to be used by the general public shall provide suitable, properly marked parking spaces for handicapped persons. The number, design, and location of these spaces shall be consistent with the requirements of Sections 316.1955, 316.1956, Florida Statutes, as such may be amended from time to time. No parking space required for the handicapped shall be counted as a parking space in determining compliance with s.656.604, but optional spaces for the handicapped shall be counted. All spaces for the handicapped shall be paved.
- (d) Number of off-street parking spaces required. Off-street parking spaces shall be provided and maintained in all districts, as follows:
- (1) Residential Uses:
 - (i) Single-family dwelling- 2 spaces/unit
 - (ii) Multiple-family dwelling-
Studio: 1space/unit
One bedroom: 1.5 spaces/unit
2, 3, or more bedrooms: 2 spaces/unit
 - (iii) Rooming, Boarding Houses, or dormitories: 1space for each 2 bedrooms.
 - (iv) Mobile Home Park- 2 spaces for each mobile home, plus one (1) space for each 200 square feet of non-storage floor area for managers office, laundry facilities, recreation building, etc.
 - (v) Housing for the elderly- one (1) space for each two (2) dwelling units.
 - (vi) Fraternity and sorority- one (1) space for each two (2) residents.
 - (vii) Hotels and Motels- One (1) space per room or suite, plus one space per every three employees on the largest work shift, plus 75 percent of the requirement for other uses associated with the establishment.
 - (2) Institutional Uses:
 - (i) Sanitariums, rest homes, nursing homes, convalescent homes and homes for the aged- one (1) space for each four (4) beds plus one (1) space for each employee or resident manager.
 - (ii) Community residential homes- one (1) space for each employee or resident manager, plus one (1) space for each four (4) beds.
 - (iii) Hospitals- one and one-half (1 ½) spaces for each bed.
 - (iv) Churches and funeral homes- one (1) space for each three (3) seats in a sanctuary or chapel area, or one (1) space per thirty five (35) square feet of gross floor area in the main auditorium, whichever is greater.

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- (v) Art galleries, libraries and museums – one (1) space for each five hundred (500) square feet of gross floor area.
- (vi) Orphans' homes- one (1) space for each employee plus one (1) space for each six (6) beds.
- (vii) Schools, educational uses and care centers:
 - a. Kindergarten, elementary and junior high schools- two (2) spaces for each classroom, office room, and kitchen.
 - b. Senior high school- Five (5) spaces for each classroom, office room, kitchen, gymnasium, and auditorium.
 - c. Daycare/care center- one space for each employee plus one (1) space for each five (5) children or one (1) space for each ten (10) children if adequate drop-off facilities are provided.
 - d. Dance, art and music studios- one (1) space for each three hundred (300) square feet of gross floor area.
 - e. Vocational, trade and business schools- one (1) space for each three hundred (300) square feet of gross floor area.
 - f. Colleges/universities- .5 (1/2) space for each faculty member and employee, plus one (1) space for each three (3) students.
- (viii) Assembly, recreational and similar uses:
 - a. Private clubs- one (1) space for each four (4) seats or one (1) space for each two hundred (200) square feet of gross floor area, whichever is greater.
 - b. Restaurants, night clubs, bars, or taverns- one (1) space for each four (4) seats in public rooms plus one (1) space for each two (2) employees.
 - c. Theaters- fifteen (15) spaces for the first one hundred (100) seats plus one (1) space for each additional three (3) seats.
 - d. Bowling alleys- three (3) spaces for each alley, plus required parking for any other uses on the site.
 - e. Stadiums and arenas- one (1) space for each four (4) seats.
 - f. Community center, meeting rooms, recreational facilities- one (1) space for each two hundred (200) square feet of gross floor area or one (1) space for each three (3) seats, whichever is greater.
 - g. Billiard parlors- three (3) spaces for every two (2) tables.
 - h. Public, private and commercial parks, campgrounds and recreational areas- one (1) space for each campsite or picnic area.
 - i. Golf driving ranges- one (1) space for each tee plus required parking for other ancillary uses on site.
- (ix) Office and Professional uses:
 - a. Medical and dental offices or clinics- one (1) space for each doctor plus one (1) space each two (2) employees plus one and one-half (1 ½) spaces for each consultation room or examining room; provided, however, that the maximum number of required spaces for each doctor shall not exceed seven (7).

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- b. Research laboratories- one space for each two (2) employees plus one (1) space for each company vehicle plus two (2) spaces for patron parking.
 - c. Professional and business offices (other than medical or dental offices) – two (2) spaces for each five hundred (500) square feet of gross floor space.
 - d. Radio or television broadcasting office or studio- one (1) space for each five hundred (500) square feet of gross floor area.
- (x) Commercial uses:
- a. Business, commercial or personal service establishments (not otherwise listed)- one (1) space for each two hundred (200) square feet of gross floor area plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales or display.
 - b. Commercial shopping centers- one (1) space for each one hundred and fifty (150) square feet of non-storage floor area.
 - c. Wholesale, warehouse or storage use- one (1) space per five thousand (5,000) square feet of gross floor area or major fraction thereof, or one (1) per employee on the peak shift, whichever is greater.
 - d. Marinas- one (1) space for each boat berth plus one (1) space for each two (2) employees.
 - e. Auto service station- two (2) spaces plus four (4) spaces for each service bay.
 - f. Auto repair- one (1) space per two hundred (200) square feet of gross floor area.
 - g. Bus, railroad or other transportation terminals- one (1) space for each four hundred (400) square feet of non –storage floor area; plus one (1) space for each two (2) employees.
- (xi) Industrial and similar uses: All uses in industrial districts not otherwise listed- one (1) space for each employee on peak shifts plus one (1) space for each company vehicle operating from the premises plus one (1) space for each five thousand (5,000) square feet of gross floor area.
- (e) Number of Spaces
- (1) A one-car garage or carport and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of twenty-five (25) feet in length between the face of the garage or carport door and the sidewalk, or thirty (30) feet to the curb line. A two-car garage or carport and driveway combination shall count as 3.5 off-street parking spaces; provided the minimum width of the driveway is twenty (20) feet and its minimum length is as specified above for a one-car garage or carport.
 - (2) For mixed-use developments, a shared parking approach to the provision of off-street parking shall be permitted.
 - (3) Every hotel, hospital, institution, commercial, or industrial building or similar use having a floor area of ten thousand (10,000) square feet or more, and requiring the

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- receipt or distribution by vehicle of materials or merchandise, shall have at least one permanently maintained off-street loading space for each ten thousand (10,000) square feet of gross floor area or fraction thereof.
- (4) Retail operations, wholesale operations, and industrial operations with a gross floor area of less than ten thousand (10,000) square feet shall provide sufficient space for loading and unloading operations in order that the free movement of vehicles and pedestrians over a sidewalk, street, or alley shall not be impaired.
- (f) Size of Spaces (minimum size)
- (1) Each off-street parking space shall measure nine (9) feet in width by eighteen (18) feet in length. Parking spaces for the physically handicapped shall measure twelve (12) feet in width by eighteen (18) feet in length.
 - (2) Every off-street loading and unloading space shall have direct access to a public street or alley, shall have the following minimum dimensions:
Length-Thirty (30) feet; Twelve (12) feet; Height- Fourteen (14) feet.
- (g) Parking Areas.
- (1) All parking areas shall be paved. Off-street parking areas shall be provided and shall be oriented to and within a reasonable walking distance of the buildings they are designed to serve. Alternative parking area improvement standards may be accepted, if the applicant demonstrates that such standards better reflect local and project conditions.
 - (2) Access to parking areas shall be designed so as not to obstruct free flow of traffic, There shall be adequate provision for ingress to and egress from all parking spaces to ensure ease of mobility, ample clearance, and safety of vehicles and pedestrians.
 - (3) The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below:

Parking Angle (degrees)	One-Way Aisle Width (feet)	Two-Way Aisle Width (feet)
30	12	22
45	13	22
60	18	22
90	24	24
 - (4) Where sidewalks occur in parking areas, parked vehicles shall not overhang the sidewalk unless as additional two (2) feet per side is provided in order to accommodate such overhang.

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Handicap Parking

Where parking spaces and loading zones are provided, the number to be reserved for the handicapped shall be set forth in Table 1:

Table 1
Parking Spaces and Passenger Loading Zones
For Handicapped

Total Spaces or Zones	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
301 to 400	8
401 to 500	9
501 to 1000	2% of Total
Over 1000	20 Plus 1 for each 100 over 1000

Planning Department/data/LDRs/parking031307