

ORDINANCE NUMBER _____

**AN ORDINANCE OF THE BOARD OF COUNTY
COMMISSIONERS OF WALTON COUNTY AMENDING
CHAPTER 5.02.02, 5.02.03, AND 5.02.04 OF THE WALTON
COUNTY LAND DEVELOPMENT CODE PROVIDING FOR OFF-
STREET PARKING REQUIREMENTS, COMPACT CAR SPACE
REQUIREMENT, JOINT USE AND OFFSITE FACILITIES;
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**NOW THEREFORE, BE IT RESOLVED BY THE WALTON COUNTY
BOARD OF COUNTY COMMISSIONERS:**

Section 1. Authority; Intent.

Pursuant to sections 163.3201 and 163.3203, Florida Statutes, the Board of County Commissioners have implemented provisions of the Walton County Comprehensive Plans through the adoption of the Walton County Land Development Code to ensure the County's orderly growth and development and to respond to the changing needs and conditions within the County. Sections 5.02.02, 5.02.03 and 5.02.04 of the Walton County Land Development Code specifies requirements and allowances for off street parking within the county. The Board of County Commissioners finds it is in the best interest of the health, safety and welfare of the citizens of Walton County to amend these requirements as follows.

Section 2: Amendment of Section 5.02.02, Off-street Parking Requirements Chart.

Section 5.02.02 is hereby amended as follows:

<u>A. Residential uses: (For parcels greater than ½ acre)</u>		
1.	Detached single-family up to 3 bedrooms	2 spaces per dwelling unit
2.	Multifamily--Efficiency or 1 bedroom	1.5 spaces per dwelling unit
3.	Multifamily--2 bedrooms	2 spaces per dwelling unit
4.	Mobile home parks	2 spaces per mobile home
<u>5.</u>	RV parks	1 space per lot, not including recreational vehicle
<u>5</u> <u>6.</u>	Detached single family 4 bedroom	3 spaces per dwelling
<u>6</u> <u>7.</u>	Detached single family 5 bedroom	4 spaces per dwelling. Over 5 add 1 space per bedroom
<u>B. Residential uses: (For parcels less than ½ acre)</u>		
<u>1.</u>	<u>Up to 1,500 square feet</u>	<u>2 parking spaces¹</u>
<u>2.</u>	<u>1,501—2,000 square feet</u>	<u>3 parking spaces¹</u>
<u>3.</u>	<u>2,001—2,500 square feet</u>	<u>4 parking spaces¹</u>
<u>4.</u>	<u>2,501—3,000 square feet</u>	<u>5 parking spaces¹</u>
<u>5.</u>	<u>3,001—3,500 square feet</u>	<u>6 parking spaces¹</u>
<u>6.</u>	<u>3,501—4,000 square feet</u>	<u>7 parking spaces¹</u>

7.	<u>4,001—4,500 square feet</u>	<u>8 parking spaces¹</u>
8.	<u>More than 4,500 square feet</u>	<u>2 additional parking spaces for each 500 square feet above 4,500¹.</u>
B. <u>C.</u> <i>Public assembly and recreational uses:</i>		
1.	Churches, theaters, auditoriums, stadiums, and other public assembly	1 space per 3 seats of the principal public assembly room or area
2.	Libraries and museums	1 space per 500 square feet of floor area
3.	Community recreation center	1 space per 250 square feet of gross floor area
4.	Bowling alley	5 spaces per lane
5.	Miniature golf	3 spaces per hole
6.	Private clubs	1 space per 300 square feet of gross floor area
7.	Skating rink, ice or roller	1 space per 300 square feet of gross floor area
8.	Schools:	
	Day or nursery, dance, arts, etc.	1 space per employee plus 1 off street loading space per 8 students
	Elementary or junior high	2 spaces per classroom
	Senior high	8 spaces per classroom
	College	10 spaces per classroom
9.	Swimming pool, dance hall, exhibition hall	1 space per 200 square feet of gross floor area
C. <u>D.</u> <i>Health facilities:</i>		
1.	Hospital	1.5 spaces per hospital bed
2.	Nursing homes	1 space per 6 patient beds, plus 1 space per employee on the largest shift
3.	Medical and dental offices	7 spaces per 1,000 square feet of gross floor area
D. <u>E.</u> <i>Commercial and office uses:</i>		
1.	Banks	1 space per 350 square feet of gross floor area
2.	Restaurant, standard	1 space per 150 square feet of gross floor area <u>plus for all outdoor seating 1 space per 3 seats for booths and tables and 1 space per 2 counter seats</u>
3.	Fast food restaurant	1 space per 100 square feet of gross floor area, excluding the floor area used for kitchens, food and drink preparation, restrooms, and storage <u>plus for all outdoor seating 1 space per 3 seats for booths and tables and 1 space per 2 counter seats</u>
4.	Taverns, nightclubs and lounges	1 space per 100 square feet of gross floor area <u>plus for all outdoor seating 1</u>

		<u>space per 3 seats for booths and tables and 1 space per 2 counter seats</u>
5.	Offices other than medical/dental offices	1 space per 250 square feet of gross floor area
6.	Gasoline service stations	3 spaces per pump station plus 2 spaces per service bay
7.	Grocery or supermarket	1 space per 200 square feet of gross floor area
8.	Convenience store	1 space per 200 square feet of gross floor area
9.	Hotels and motels	1.1 space per guestroom plus 10 spaces per 1,000 square feet of gross floor area of restaurant and lounge areas <u>plus for all outdoor seating 1 space per 3 seats for booths and tables and 1 space per 2 counter seats</u>
10.	Marina	1.5 spaces per berth. If the marina contains a boat ramp, at least 10 percent of the spaces must be large enough to accommodate cars with trailers.
11.	Shopping center	5 spaces per 1,000 square feet of gross floor area
12.	Other general business or personal service establishments	1 space per 350 square feet of gross floor area
<u>E. F. Warehousing and industrial uses:</u>		
1.	Mini-warehouses	1 space per 10 storage cubicles, plus 2 spaces per manager's residence
2.	Warehouse	1 space per 3,000 {square} feet of gross floor area
3.	Extraction uses	1 space per employee on the largest shift
4.	General industrial	1.5 spaces per 1,000 square feet of gross floor area

Note: Residential uses shall include single-family, duplex, and multi-family units. Square footage requirements indicated for residential uses shall be determined by the heated and/or cooled space of the structure, exclusive of porches, decks, patios, kitchens and living areas. In calculating the required parking spaces for a structure, each application for a building permit shall be accompanied by a written certification by a licensed architect or other qualified professional that establishes the exact square footage of the building being permitted. If tandem parking spaces are utilized, they shall not exceed 2 spaces in depth and shall comply with the parking Design Standards on parcels of less than ½ acre.

Section 3: Amendment of Section 5.02.03, Compact Car Space Requirements.

Section 5.02.03 is hereby amended as follows:

In South Walton County, parking for compact cars may be provided for up to ~~20~~ **10** percent of the required parking provided that the parking meets the following

standards:

- A. Compact car parking may be provided for only nonresidential land uses.
- B. If the total parking requirements of any use or structure is less than ~~15~~ 20 spaces, no compact car spaces are permitted.
- C. Compact car parking must be designated for exclusive use of compact cars through the use of signs or pavement parking.
- D. The overall design must be reviewed and approved by the Planning Director.
- E. For each compact car space, an additional 6.5 square feet of landscaped open space shall be provided on the site.

Section 4: Amendment of Section 5.02.04, Joint Use and Offsite Facilities.

Section 5.02.04 is hereby amended as follows:

- ~~A. Unless otherwise established within an NPA District in an adopted Neighborhood Plan,~~ Parking spaces must be located and maintained within 300 feet of the building or use served.
- B. No parking spaces provided to meet the requirements of one building or use shall be counted as part of the spaces required for another building or use, unless the spaces are jointly provided by uses that are not normally open at the same time. If such a joint parking arrangement is proposed, the applicants must file a written agreement reflecting the terms of the joint parking arrangement with the application for a development permit.
- C. Prior to issuance of the Final Certificate of Occupancy, the permittee must record a written cross parking agreement, in a form acceptable to the County, which binds all affected parties to at least the minimum terms reflected in the initial agreement submitted to the County. The agreement must be recorded in the Public Records of Walton County.
- D. All joint use parking agreements must be approved by the Walton County Board of County Commissioners.

Section 5. Severability.

Should any word, phrase, sentence, or section of this ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then such shall be severed from this ordinance, and the remainder of the ordinance shall remain in full force and effect.

Section 6. Codification.

Section 5.02.02, 5.02.03, and 5.02.04, Land Development Code, shall be codified as indicated in Sections 2, 3, and 4 above.

Section 7. Effective Date.

This ordinance shall take effect as provided by law.

86 PASSED AND DULY ADOPTED in regular session, by the BOARD OF
87 COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, on _____,
88 _____, 2015.
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94 ATTEST:

BOARD OF COUNY COMMISSIONERS
OF WALTON COUNTY, FLORIDA

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97 _____
98 Alex Alford, Clerk of Court
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By: _____
Bill Imfeld, Chair

100 Reviewed for form and sufficiency:
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102 _____

103 Mark Davis, County Attorney
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105 Deletions are ~~stricken~~; additions are underlined.