

ORDINANCE NUMBER _____

**AN ORDINANCE OF THE BOARD OF COUNTY
COMMISSIONERS OF WALTON COUNTY AMENDING
CHAPTER 5.02.02, 5.02.03, 5.02.04 AND 5.02.05 OF THE WALTON
COUNTY LAND DEVELOPMENT CODE PROVIDING FOR
OFFSTREET PARKING REQUIREMENTS, COMPACT CAR
SPACE REQUIREMENT, JOINT USE AND OFFSITE FACILITIES
AND DESIGN STANDARDS; 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. Section 5.02.02 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, Offstreet Parking Requirements Chart.

Section 5.02.02 is hereby amended as follows:

<i>A. Residential uses:</i>		
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
1.	<u>Up to 1500 square feet</u>	<u>2 parking spaces¹</u>
2.	<u>1501--2000 square feet</u>	<u>3 parking spaces¹</u>
3.	<u>2001--2500 square feet</u>	<u>4 parking spaces¹</u>
4.	<u>2501--3000 square feet</u>	<u>5 parking spaces¹</u>
5.	<u>3001--3500 square feet</u>	<u>6 parking spaces¹</u>
6.	<u>3501--4000 square feet</u>	<u>7 parking spaces¹</u>
7.	<u>4001--4500 square feet</u>	<u>8 parking spaces¹</u>
8.	<u>More than 4500 square feet</u>	<u>2 additional parking spaces for each 500 square feet above 4500¹.</u>
4	Mobile home parks	2 spaces per mobile home
9.		

10.	RV parks	1 space per lot, not including recreational vehicle
5.	Detached single family 4 bedroom	3 spaces per dwelling
6.	Detached single family 5 bedroom	4 spaces per dwelling. Over 5 add 1 space per bedroom
<i>B. 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
<i>C. 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
<i>D. Commercial and office uses:</i>		
1.	Banks	1 space per 350 <u>300</u> square feet of gross floor area
2.	Restaurant, standard	1 space per 450 <u>100</u> square feet of gross floor area <u>plus 1 space per 2 employees on the largest shift 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 1 space per 2 employees on the</u>

		<u>largest shift 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 1 space per 2 employees on the largest shift plus for all outdoor seating 1 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 <u>250</u> square feet of gross floor area
<i>E. Warehousing and industrial uses:</i>		
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

¹**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 and patios. 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.

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.~~

Section 5: Amendment of Section 5.02.05, Design Standards.

Section 5.02.05 is hereby amended as follows:

- A. *Minimum size.*
 - 1. Standard and compact parking spaces shall be sized according to table 5.03.05(A).
 - 2. Spaces for handicapped parking shall be a minimum of 12 feet wide and 20 feet long.
- B. *Materials for Parking Spaces.*
 - 1. Acceptable paving material for vehicular parking areas includes asphalt, crushed shells, gravel, dolomite, sand clay, graded aggregate and concrete.

2. Access drives and aisles for all parking areas shall be paved, but up to 25 percent of the parking spaces may remain unpaved subject to the approval of the Planning Director. A place of worship, or other institutional use without daily parking needs may be allowed to leave 50 percent of all parking spaces unpaved. The applicant shall supply evidence that the unpaved parking area will not cause erosion, reduce water quality, or cause any other degradation of the natural or built environment.
 3. The unpaved parking area allowed under this subsection shall not be calculated as part of a minimum required landscaped buffer or open space for the subject development site.
- C. *Reserved.*

PARKING SPACE STANDARDS TABLE INSET:

Parking Angle	Stall Width (feet)	Stall Depth (feet)	Aisle Width (feet)	Curb Length per Car (feet)	Lot Width (Two Rows plus Aisle) (feet)
0°	9	10	12	23	32
45°	9	21.2	12	14.1	54.4
60°	9	22.3	18	11.5	62.6
90°	9	20	24	9	64
Compact Car spaces:	Stall Width (feet)	Stall Depth (feet)	Aisle Width (feet)	Curb Length per Car (feet)	Lot Width (Two Rows plus Aisle) (feet)
90°	7.5	17	24	7.5	

- D. *Drainage.* All required offstreet parking facilities shall conform to the stormwater management requirements of this code and shall be drained so as not to cause any nuisance to adjacent private or public property.
- E. *Access.* All parking spaces shall have direct access to public streets only by way of aisles or driveways, constructed in accordance with the provisions of this code.
- F. *Handicapped Parking.* Handicapped parking shall be provided as required by the Florida Uniform Traffic Control Law, Chapter 316, F.S. (1996 and as amended). Handicapped parking spaces shall be appropriately marked as required in that Chapter.
- ~~G. *Project Specific Waiver of General Requirements.* Where the Planning Director determines, upon request of an applicant and review of supporting data provided by the applicant, that the number of spaces generally required by this section is excessive for a specific proposed project, the owner or agent may substitute landscaping in lieu of paving provided said areas are reserved and available for conversion to parking area in the future should the County find those spaces are needed, and further provided:~~
- ~~1. The owner of the land upon which such parking is being reserved shall enter into a written agreement with the County, ensuring that the reserved parking area shall never be encroached upon, used, sold, leased, or conveyed, for any purpose except in conjunction with the building or use which the reserved parking area serves so long as the offstreet parking facilities are required. This agreement shall be in a form~~

~~acceptable to the County and shall be recorded in the Public Records of Walton County at the expense of the benefiting owner.~~

Section 6. 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 7. Codification.

Section 5.02.02, 5.02.03, 5.02.04 and 5.02.05, Land Development Code, shall be codified as indicated in sections 2, 3, 4 and 5 above.

Section 8. Effective Date.

This ordinance shall take effect as provided by law.

PASSED AND DULY ADOPTED in regular session, by the BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, on _____, _____, 2013.

ATTEST:

BOARD OF COUNY COMMISSIONERS
OF WALTON COUNTY, FLORIDA

Alex Alford, Clerk of Court

By: _____
Kenneth Pridgen, Chair

Reviewed for form and sufficiency:

Mark Davis, County Attorney

Deletions are ~~stricken~~; additions are underlined.