

ARTICLE VII. PARKING AND LOADING

Section 30-7.1. Generally.

- A. *Applicability.* Off-street parking facilities, including those provided for any new building constructed, any new use established, any addition or enlargement of an existing building, and any change in the occupancy of any building or the manner in which any use is conducted that would result in additional required parking spaces, shall be subject to the provisions of this article.
- B. *Requirements for uses not mentioned.* In the case of a use not mentioned, the requirements for off-street parking shall be the same as for the most similar use specifically mentioned.
- C. *Optional parking study.* Applicants may submit a parking study as part of the development plan that illustrates the actual demand for the proposed use.
- D. *Shared parking (two or more uses on same site).* Shared parking shall be based on the type of uses and the hours of operations. The total number of required parking spaces may be reduced up to 25% if each of the following criteria are met:
 - 1. The property owner(s) provide the city with a shared parking agreement signed by each property owner or authorized agent.
 - 2. *Shared parking matrix.* City standards shall be used to calculate the shared parking usage percentages for multiple uses according to the shared parking matrix below.

USE	WEEKDAY			WEEKEND		
	1 am – 7 am	7 am – 6 pm	6 pm – 1 am	1 am – 7 am	7 am - 6 pm	6 pm – 1 am
Multi-Family Residential/Attached Dwelling	100%	60%	100%	100%	75%	95%
24-7 Reserved Parking	100%	100%	100%	100%	100%	100%
Civic Facility	0%	100%	10%	0%	100%	30%
Public Administration	0%	100%	10%	0%	10%	0%
Day Care Center	0%	100%	0%	0%	0%	0%
Entertainment Establishment	0%	40%	100%	0%	80%	100%
Office	5%	100%	5%	0%	15%	0%
Hotel/Motel	100%	55%	90%	100%	55%	90%
Food Service Establishment*	20%	70%	100%	30%	75%	100%
Retail/General Commercial	0%	100%	80%	0%	100%	60%

*not 24 hour

- E. *Location of parking area.*
 - 1. Required off-street vehicle parking areas shall be located on the same lot or parcel of land as the principal structure to be served, or on any lot or parcel of land within 300 feet of the principal structure to be served, or within 600 feet if the structure is located within a Transect Zone, as

- 1 measured from the lot line to the nearest point of the off-street parking facility, provided that
2 this provision shall not be interpreted to permit the location of off-street parking spaces within a
3 zoning district where parking facilities are not otherwise permitted.
- 4 2. All bicycle parking facilities required by this chapter shall be located on the same lot or parcel of
5 land as the use for which such facilities are required and as close to the building entrance as
6 possible without interfering with the flow of pedestrian traffic.
- 7 3. Within the transect zones, a minimum of 10% of the provided bicycle parking shall be located
8 between the street curb and the front of the building. The remainder shall be located a
9 maximum distance of 600 feet from a building entrance. Within the U9 and DT zones, bicycle
10 parking that is not located along the street shall be covered from inclement weather or located
11 within a parking structure.
- 12 F. *Joint use of parking area.* The joint use of vehicle parking facilities of more than five spaces by two
13 or more uses is permitted whenever such joint use is practicable and satisfactory to each of the uses
14 intended to be served and when all requirements for location, design and construction can be
15 satisfied. In computing capacities of any joint use, the off-street vehicle parking requirement is the
16 sum of the individual requirements that will occur at the same time, provided that the total of such
17 off-street vehicle parking facilities required for joint or collective use may be reduced during site
18 plan approval in accordance with the following criteria:
- 19 1. That the uses which the joint off-street parking facilities serve do not normally or regularly
20 operate during the same hours of the day or night may be considered; and
- 21 2. Not more than 60% of off-street vehicle parking facilities required for a use may be supplied by
22 off-street vehicle parking facilities which are provided for other buildings or uses.
- 23 G. *Joint use agreement.* A copy of an agreement between joint uses shall be filed with the application
24 for a building permit. The agreement shall include a guarantee for continued use and maintenance
25 of the parking facility by each party to the joint use.
- 26 H. *Leased parking facilities.* Required off-street vehicle parking areas may be leased (the "leased area")
27 with boundaries clearly delineated in the lease by the owner or operator of the principal structure
28 to be served, provided the owner or operator enters into a written lease agreement, which shall be
29 subject to the approval of the City Attorney, under the following terms and conditions:
- 30 1. The leased area is within 300 feet, or within 600 feet if the structure is located within a Transect
31 Zone, of the main entrance of the principal structure measured to the nearest point of the
32 leased area;
- 33 2. The leased area shall be clearly marked with appropriate signage indicating that the area is for
34 the exclusive use of the principal structure, except in a Transect Zone, wherein the leased area
35 may be jointly used with another principal structure provided the uses in such principal
36 structures do not normally or regularly operate during the same hours of the day or night and
37 otherwise comply with the provisions of **subsection F** of this section;
- 38 3. The leased area shall comply with, the landscaping section and the design requirements of this
39 chapter;
- 40 4. The term of the lease for the leased area shall be a minimum of three years with a minimum
41 one-year cancellation clause; and

1 5. The lease shall expressly provide that the use of the principal structure is expressly contingent
2 upon the parking facilities of the leased area, and if the lease is terminated for any reason the
3 owner or operator of the principal structure shall immediately cease operations and terminate
4 the use of the principal structure unless and until additional required off-street parking facilities
5 are provided in accordance with provisions of this article.

6 I. *Assessed parking.* The required off-street vehicle parking for a particular use shall be reduced by its
7 proportionate share of publicly owned public parking for which it has been specifically assessed. The
8 applicant shall acknowledge through an agreement or a statement in the development plan that the
9 city retains the right to remove the on-street parking. .

10 J. *Enforcement.* Off-street parking facilities shall be maintained and continued as an accessory use as
11 long as the principal use is continued. It shall be unlawful for an owner or operator of any building,
12 structure or use controlled by this article to discontinue, change, dispense with, sell or transfer any
13 required parking facilities, including those leased or jointly used, without establishing alternative
14 vehicle parking facilities which meet the requirements of this article. It shall be unlawful for any
15 person, firm or corporation to utilize a building, structure or use without providing the off-street
16 parking facilities to meet the requirements of this article.

17 **Section 30-7.2. Off-Street Vehicle Parking.**

18 Off-street vehicle parking, including public parking facilities, shall be designed, constructed and
19 maintained in accordance with the following standards and regulations:

20 A. *Access.* Vehicular ingress and egress to off-street parking facilities shall be in accordance with the
21 driveway ordinance, **chapter 23, article V.**

22 B. *General requirements.* Parking areas shall be so designed and marked as to provide for orderly and
23 safe movement and storage of vehicles.

24 1. All parking spaces shall contain some type of vehicle wheel stop or other approved barrier that
25 prevents any part of a vehicle from overhanging onto the right-of-way of any public road, alley,
26 walkway, utility or landscaped area.

27 2. All parking lots with two or more rows of interior parking shall contain grassed and/or
28 landscaped medians at least eight feet in width unless an alternative landscape plan is approved
29 pursuant to **Article IX.** Where it is determined by public works that the landscaped median(s)
30 would obstruct the storm drainage, the City Manager or designee may approve an alternative.

31 3. Off-street parking on any property with RC, RSF-1, RSF-2, RSF-3, or RSF-4 zoning, or planned
32 development (PD) zoning with single family or two-family dwellings, and that is located within
33 either the University of Florida context area or a residential parking overlay district area shall be
34 regulated in accordance with **Section 30-5.39.**

35 4. Maneuvering and access driveways for off-street parking areas, except those provided for
36 single-family dwellings, shall be provided within the lot on which the parking is located so that
37 any vehicle shall not be required to back into or maneuver within the public street right-of-way
38 on entering or leaving any off-street parking space.

39 5. The minimum distance from the street right-of-way line at any major ingress or egress driveway
40 to any interior service drive or parking space having direct access to such driveway shall be 100
41 feet. A major driveway is defined as the main ingress or egress point as approved by the City
42 Plan Board, Development Review Board or technical review committee.

- 1 6. The minimum distance from the street right-of-way line at any other ingress or egress driveway
2 to any interior service drive or parking space with direct access from such driveway shall be 20
3 feet. However, the City Manager or designee may allow a reduction of the 20-foot requirement,
4 provided generally accepted traffic principles are maintained, under the following conditions:
- 5 a. Where an existing vehicular use area would be impractical to meet the 20-foot requirement;
6 or
- 7 b. Where an existing vehicular use area proposed for improvement exists with less than the
8 required 20 feet; or
- 9 c. For any new development or redevelopment of a vehicular use area, except a vehicular use
10 area with direct access to any roadway classified on the official roadway map, the minimum
11 distance from the right-of-way line at any other ingress or egress driveway to any interior
12 service drive or parking space with direct access from such driveway may be nine feet
13 (which distance also meets landscape requirements) provided all of the following conditions
14 are met for each type of use:
- 15 i. Residential off-street parking:
- 16 1) Vehicular use area access: from alleys or local streets (streets designed for or
17 carrying traffic volumes of under 1200 vehicles per day);
- 18 2) Available right-of-way from edge of pavement to the private property line: 10 feet
19 minimum (not required for alleys);
- 20 3) Speed limit: the posted speed limit is 30 mph or less; and
- 21 4) Use: generates less than 300 trips per day.
- 22 ii. Nonresidential off-street parking:
- 23 1) Vehicular use area access: from alleys or local streets designed for traffic volumes
24 under 1,200 vehicles per day;
- 25 2) Available right-of-way from edge of pavement to the private property line: 10 feet
26 minimum (not required for alleys);
- 27 3) Speed limit: the posted speed limit is 35 mph or less;
- 28 4) Size of parking lot: 25 or fewer nonresidential parking spaces; and
- 29 5) Use: generates less than 100 trips per day.
- 30 C. *Construction specifications.*
- 31 1. *Paved parking facilities.* Except as provided in **subsection (3)b.** below, all off-street parking areas
32 shall be paved using asphaltic concrete, concrete, paving block or brick, and shall be designed
33 and constructed in accordance with the standards and specifications adopted by resolution of
34 the City Commission and on file in the public works department.
- 35 2. *Unpaved parking facilities.* Unpaved spaces shall be located on the periphery of any paved
36 parking areas in locations that will receive less use than those paved and more remotely located
37 to the use served. All gravel areas shall be self-contained with curbing that is acceptable to the
38 Public Works Department. The following parking facilities may be unpaved, provided such
39 facilities are approved by the City Plan Board, Development Review Board or the City Manager

1 or designee to be in compliance with this section and other applicable requirements of the Land
2 Development Code:

- 3 a. Up to 70% of the required vehicle parking spaces for places of religious assembly provided
4 that such unpaved parking spaces shall not be used as joint parking with any uses other than
5 places of religious assembly.
- 6 b. Up to 20% of the total required spaces for multifamily dwellings, in accordance with **Section**
7 **30-7.2.C.3**.
- 8 c. Parking spaces provided in excess of the minimum number required by this article, or for
9 uses not required to provide parking spaces.
- 10 d. Parking lots located in the residential districts, as identified in **section 30-5.1**, when said lots
11 contain 10 or fewer parking spaces and parking lots in the office districts when such lots
12 contain less than seven parking spaces.
- 13 e. College Park/University Heights areas in accordance with **Section 30-5.40**.

14 3. *Multiple-family dwellings with more than six parking spaces.*

- 15 a. If approved in site plan review, up to 20% of the total required vehicle parking spaces for
16 multi-family dwellings may be provided by stabilized unpaved parking.
- 17 b. Six months after a final certificate of occupancy is issued or, if phased, upon installation of
18 all parking facilities required, an inspection will be made by the City Manager or designee. If
19 findings indicate that the unpaved spaces are in good condition or infrequently used, such
20 unpaved spaces may remain unpaved. If findings show that the spaces receive as much use
21 as the paved spaces, or have deteriorated, such unpaved spaces shall be paved within 90
22 calendar days of written notice to the owner of the property.
- 23 c. Stormwater management facilities shall be provided for all vehicle use areas, whether paved
24 or unpaved, at the time of construction unless the owner demonstrates that stormwater
25 management facilities can be expanded to accommodate future required paving and upon
26 recommendation of the public works department.
- 27 d. A violation of the Code of Ordinances occurs if the unpaved parking area deteriorates so
28 that nearby properties, rights-of-way or easements are adversely impacted or if the
29 unpaved parking area has deteriorated so that it may no longer be used for parking.
30 Evidence of deterioration includes but is not limited to:
 - 31 i. The settlement of the unpaved parking area(s) such that drainage patterns are
32 redirected onto off-site properties rather than the intended stormwater management
33 facilities.
 - 34 ii. Absence or failed condition of the approved unpaved parking surface.
 - 35 iii. Introduction of sediment and debris from the unpaved parking area onto city rights-of-
36 way and easements.
- 37 e. To remedy this violation, the city may require the property owner to pave the area or to
38 stabilize the area in another manner. If paving is deemed necessary by the city, the property
39 owner may be required to expand the stormwater management facilities as provided in
40 **subsection (3)c.4** of this section. Failure to remedy the violation is subject to penalties
41 provided by **section 1-9 of Chapter 1**, General Provisions of the Code of Ordinances.

- 1 4. *Vehicles and equipment display and storage areas.*
- 2 a. When allowed as a permitted use, parking, storage or display of automobiles for sale or
- 3 lease shall be conducted on a paved hard surface.
- 4 b. All mechanical equipment and merchandise shall be installed or displayed on a paved hard
- 5 surface.
- 6 c. Temporary parking and storage may be allowed by the City Manager or designee for up to
- 7 60 calendar days in areas outside of the wellfield protection zones. The city shall make a
- 8 determination that:
- 9 i. The location of the facility will not be harmful to, nor impact surface waters, wetlands or
- 10 other environmentally sensitive areas;
- 11 ii. The nature, extent and duration of the proposed storage area will not create a nuisance
- 12 or safety hazard;
- 13 iii. That the storage use will be of an intensity that will maintain sod or some other
- 14 vegetative cover; and
- 15 iv. That the applicant has a plan to return the site to an original or improved condition.
- 16 D. *Dimensional requirements.* Vehicular parking widths and depths shall meet the specifications in the
- 17 design manual.
- 18 E. *Handicapped parking.* Accessible handicapped parking spaces shall comply with the state
- 19 accessibility requirements manual on file at the Building Inspection Department.
- 20 F. *Tandem parking.* When administered as a valet parking service, required off-street parking may be
- 21 placed in a tandem configuration upon approval by the Development Review Board, the plan board or
- 22 the City Manager or designee where development plan review before the plan board or
- 23 Development Review Board is not required. The area used for tandem parking shall be clearly
- 24 designated on a development plan and shall meet all landscaping requirements, except that the
- 25 location of required interior landscaping shall be determined at the time of development review.
- 26 Approval of tandem parking configuration shall be based on continued maintenance of the
- 27 administered parking service. If and when the service is discontinued, the regular off-street parking
- 28 configuration of aisle and spaces shall be reinstated and the minimum parking spaces required
- 29 shall be provided in accordance with this article. When using this option the property owner shall
- 30 demonstrate that private streets, vehicular maneuvering areas, service areas, loading and unloading
- 31 area, queuing areas and any regular parking space can function efficiently and will not obstruct the
- 32 efficient flow of traffic, service, utility and vehicles on the site.

33 **Section 30-7.3. Structured Parking.**

- 34 A. Development plans for new parking garages as a principal or accessory use shall:
- 35 1. Minimize conflict with pedestrian and bicycle travel routes;
- 36 2. Provide parking for residents, employees, and/or customers in order to reduce the need for on-
- 37 site surface parking;
- 38 3. Be located and designed to discourage vehicle access through residential streets; and
- 39 4. Design facilities for compatibility with neighborhoods by including ground floor retail, office, or
- 40 residential use/development (as appropriate for the zoning district) when located on a public

1 street. The facility shall also have window and facade design that is scaled to relate to the
2 surrounding area.

3 B. Structured parking shall not be located within 100 feet of property zoned for single-family use.

4 C. Accessory automotive detailing may be allowed within structured parking facilities. These accessory
5 uses may be allotted an area equal to no more than 5 parking spaces within the parking structure.
6 One exterior sign of no more than 6 square feet at an entrance to the garage is allowed in
7 association with accessory automotive detailing.

8 **Section 30-7.4. Bicycle and Motorcycle Parking.**

9 A. Required bicycle parking facilities shall be designed, constructed and maintained in accordance with
10 the following standards:

11 1. Bicycle parking facilities shall include provision for the secure storage and locking of bicycles on
12 a hard surface at least seven feet in length. All required bicycle parking facilities shall be from an
13 approved list of bicycle parking devices that is adopted by the City Commission and maintained
14 by the city. Other bicycle parking devices may be used if it can be established to the satisfaction
15 of the building official that they are equivalent to any devices on the approved list in function,
16 quality and construction.

17 2. Fixed objects that are intended to serve as bicycle parking facilities shall be clearly labelled as
18 available for bicycle parking.

19 3. If a room or common locker not divided into individual lockers or rack spaces is used, one
20 bicycle space shall consist of an area that is at least 12 square feet with locking devices.
21 Adequate aisle widths shall be provided in rooms or common lockers. Bike racks should be
22 spaced at least 2.5 feet on center.

23 4. Individual locker spaces or racks shall be designed to provide convenient ramped access to
24 users.

25 B. Motorcycle spaces or stalls shall be a minimum of three feet in width. The locations and design of
26 motorcycle stalls shall be in accordance with current engineering practices and motorcycle parking
27 design and construction specifications on file in the public works department. Motorcycle parking
28 stalls shall be constructed of concrete, suitable asphaltic, approved pervious surface or other
29 material as approved by the City Manager or designee that is not subject to motorcycle kickstand
30 damage. Motorcycle parking shall be clearly labeled as such.

31 **Section 30-7.5. Required Number of Parking Spaces.**

32 A. *Generally.* The number of parking spaces required for each use shall be as stipulated in this section.

33 1. *Vehicular parking.* In computing the number of vehicular parking spaces required, a fractional
34 space of one-half space or more shall be counted as one space. The number of parking spaces
35 listed in Table VIII - 1 shall be the specific number of vehicular spaces required (no minimum or
36 maximum provided), except:

37 a. At development plan review, the approving authority may allow bicycle parking facilities
38 that are in addition to the minimum number of required bicycle parking facilities to
39 substitute for up to 85% of vehicle parking spaces on a four-for-one basis. Such substitution
40 shall be made upon presentation of evidence by the owner of the property that the
41 proposed use will be better served through the provision of additional bicycle facilities.

- 1 b. At development plan review, the approving authority may allow 10 additional spaces or up
 2 to 10% greater than the maximum allowed, whichever number is greater, upon presentation
 3 of evidence by the owner of the property that the proposed use has a justifiable need for
 4 the additional parking spaces.
- 5 c. Parking within the transect zones

Transect	Min Vehicle Spaces		Min Bicycle Spaces		Min Scooter Spaces
	Nonresidential Use	Residential Use	Nonresidential Use	Residential Use	
DT	-	-	1 per 2000 sq.ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U9	-	-	1 per 2000 sq.ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U8	-	-	1 per 2000 sq.ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U7	-	1 per 3 bedrooms	1 per 2000 sq.ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U6	-	1 per 3 bedrooms	1 per 2000 sq.ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U5	-	1 per 3 bedrooms	1 per 2000 sq.ft. of GFA	1 per 3 bedrooms	-
U4	Per parking code				
U3					
U2					
U1					

- 6
- 7 2. *Bicycle parking.* Bicycle parking shall be provided as shown in Table VIII - 1, which is stated as a
 8 percentage of the required vehicular spaces.
- 9 3. *Motorcycle and Scooter parking.*
- 10 a. For developments in the University of Florida Context Area but outside of the transect zones
 11 listed above, the minimum ratio shall be 1 space per 10 bedrooms.
- 12 b. Scooter and motorcycle parking maybe substituted for required vehicle parking space on a
 13 one-to-one basis for development requiring less than 40 spaces.
- 14 c. Proposed developments requiring 40 vehicular parking spaces or more shall provide off-
 15 street motorcycle and scooter parking spaces at a ratio of one space per 40 vehicle spaces
 16 required by this section. At development plan review, the approving authority may allow
 17 motorcycle and scooter parking spaces that are in addition to the minimum number of
 18 required parking spaces to substitute for up to 15% of required vehicle parking spaces on a
 19 one-to-one basis.
- 20 4. *Relocatable structures.* Any development within an ED district shall comply with the parking
 21 requirements as set forth in this article, except that off-street parking facilities for relocatable
 22 structures are not required to be constructed for three years from the date of placement of the
 23 relocatable structure on a lot. However, the construction of off-street parking facilities in
 24 accordance with the provisions of this article shall be commenced within 90 calendar days

1 whenever any relocatable structure has been on a lot for a period of more than three years. The
 2 movement of a relocatable structure from one portion of a school lot to another location, or the
 3 replacement of one relocatable structure with another relocatable structure, shall not extend
 4 the aforesaid time limits prescribed herein.

5 **Table VIII - 1: Parking Ratios.**

Use	Vehicle Spaces	Bicycle Spaces
Auditoriums and sports arenas or stadia, based on fixed seating capacity	1 for each 4 seats.	10%
Automotive service, limited	1 for each 200 square feet of floor area.	2 spaces
Auto wrecking, junkyards and salvage yards	5, plus 1 for each acre in excess of 5 acres.	None
Baseball fields	10 per baseball diamond plus 1 space for each 4 seats designated for spectators. Where benches are used, 2.5 feet of bench shall be equivalent to 1 seat.	
Basketball courts	5 per court.	
Beauty and barber schools	3, plus 1 for each operator station.	20%
Beauty salons/barbershops	2 per beauty or barber chair.	10%
Bowling alleys	2 for each alley.	15%
Car wash facilities	With employees, 3 spaces minimum. Queuing spaces shall be provided to accommodate a minimum of 3 vehicles. Addition or reduction in the number of queuing spaces may be determined by the City Manager or designee. Queuing spaces shall be set back a minimum of 20 feet from the right-of-way.	2 spaces if there are employees.
Civic, social & fraternal organizations	1 for each 40 square feet of floor area in principal area(s) of assembly.	10%
Community residential homes:		
1 to 6 residents	1 per home.	0
7 to 14 residents:		
(1) Where residents are allowed to keep motorized vehicles on premises.	1 per bedroom.	As required for multiple-family dwellings in the district located.
(2) Where residents are not allowed to keep motorized	1 per each employee in the largest work shift, plus 1 per each 5 residents, or fraction	

Use	Vehicle Spaces	Bicycle Spaces
vehicles on premises.	thereof.	
More than 14 residents:		
(1) Where residents are allowed to keep motorized vehicles on premises.	1 per bedroom.	As required for multiple-family dwellings in the district located.
(2) Where residents are not allowed to keep motorized vehicles on premises.	1 per each employee in the largest work shift, plus 1 per each 5 residents, or fraction thereof.	
Dancehalls and exhibition halls, without fixed seats, based on floor area devoted to public assembly	1 for each 100 square feet of floor area devoted to the principal activity.	5%
Dance schools other than ballrooms	5, plus 1 for each 150 square feet of dance floor area in excess of 500 square feet.	10%
Day care centers	1 designed for the safe and convenient loading and unloading of persons for every 10 persons based upon the center's regulated capacity, with a minimum of 4 spaces, plus 1 parking space per every employee at maximum staff level. Adequate space for queuing, loading and unloading shall be provided.	10%
Group housing, large except sorority and fraternity houses	1 per every 400 square feet of floor area.	50%
Drive-through food service establishments with seating	3, plus 1 for each 3 seats of seating capacity where service is provided.	10%
Drive-through food service establishments with no seating	1 for each employee plus 1 space for each 200 square feet of gross floor area.	10%
Dry cleaning, pickup	3, plus 1 for each 500 square feet floor area in excess of 1,000 square feet.	3 spaces
Funeral homes and crematories	1 for each 5 seats in the chapel(s).	4 spaces
Golf courses	6 per hole, plus required spaces for restaurants and cocktail lounges.	4 spaces
Grocery stores	1 for each 200 square feet of floor area.	10% up to a maximum of 15 spaces
Gymnasia and fitness facilities	10, plus 1 per 150 square feet of floor area in excess of 1,000 square feet or 1 space for each 4 seats, whichever is greater.	25%

Use	Vehicle Spaces	Bicycle Spaces
Hospitals	1.5 spaces per bed.	5%
Hotels and motels	5, plus 1 for each guestroom, plus 75% of required spaces for restaurants, retail outlets and other accessory uses.	4 spaces
Housing for the elderly	1 for every 3 living units.	50%
Laboratories medical and dental, when a primary use	4, plus 1 for each 300 square feet of floor area in excess of 1,000 square feet.	10%
Laundromat	1 for each 3 washing or drying machine.	2 spaces
Libraries	1 for each 200 square feet of gross floor area.	20%
Manufacturing and industrial uses with no retail trade	1 per 500 square feet of floor area.	5%
Mini-warehousing, self-storage	5, or 1 for manager's area(s), plus 1 per 200 bays, whichever is greater.	5%
Movie theaters	1 for each 3 seats.	10%
Multiple-family dwellings	1 parking space per bedroom, excluding transect zones; see Section 30-5.18 for transect zone parking requirements.	1 per 3 bedrooms in all transect zones; 10% all other districts.
Museums	1 parking space per 500 square feet of exhibit display.	25%
Nursery and garden store	10, plus 1 for each 150 square feet inside sales area over 1,000 square feet, and 1 per 2,000 square feet outside sales area open to the public.	2 spaces
Nursing homes	1 per 2 beds.	5%
Offices and business and professional services	1 parking space for each 300 square feet of gross floor area or 1 space per employee, whichever is greater.	10%
Offices, medical and dental	1 for each 150 square feet of floor area.	5%
Park facilities not listed	Parking study required.	4 spaces for the first 10 acres plus 1 for every 5 acres or part thereof over 10 acres up to a maximum of 20

Use	Vehicle Spaces	Bicycle Spaces
		spaces.
Picnic tables	1 for every 3 picnic tables over 5 tables.	
Places of religious assembly	1 for each 4 seats, or 1 for each 40 square feet of floor area in principal area(s) of assembly.	10%
Pool halls	2 for each table.	20%
Public swimming pools and private swim clubs	1 per 200 square feet of pool surface area (not including wading pools or whirlpool baths) plus 1 for each 200 square feet of building area in accessory structures in excess of 1,000 square feet.	25%
Public tennis courts and private tennis clubs, and racquetball courts	2 per court, plus 1 for each 200 square feet of clubhouse floor area in excess of 1,000 square feet.	20%
Recreation, indoor not elsewhere classified	4 per 1,000 square feet gross floor area accessible to the public.	25%
Rehabilitation centers, social service homes and halfway houses	1 per 500 square feet of floor area.	10%
Restaurants	3, plus 1 for each 3 seats of seating capacity where service is provided.	10%
Restaurants with no seating	1 for each 200 square feet of gross floor area.	10%
Retail sales, large scale	1 per 500 square feet of floor area.	5%
Retail sales and personal services not listed elsewhere	1 per 250 square feet of floor area.	10%
Schools, Elementary	30, plus 2 per classroom.	100%
Schools, Middle	35, plus 2 spaces per classroom.	200%
Schools, High	1 per employee plus 1 per 10 students of design capacity.	100%
Single-family dwellings, mobile homes, family day care homes, foster family homes for children and for adults and group homes, small	1 per dwelling unit, mobile home, foster family home for children or for adults or group homes, small.	0; 10% if subsidized housing for low income residents.
Social service homes	1 per 2 paid employees and volunteer	10%

Use	Vehicle Spaces	Bicycle Spaces
	employees present during largest shift and 1 parking space for every 4 beds.	
Sorority and fraternity houses with living accommodations	1 per every 110 square feet of bedroom floor area devoted to members plus 1 per each resident advisor, plus 1 per every 50 square feet of floor area devoted to dining and meeting rooms over 2,500 square feet.	50%
Storage associated with the principal use where the floor area of the storage space is greater than 50% of the floor area devoted to the principal use	1 for each 1,000 square feet of floor area designated for storage.	
T-hangers (airport)	1 per 3 hangers.	None
Trade, vocational and business not otherwise classified, and professional schools	1 per employee, plus 1 per 3 students of design capacity.	20%
Transportation services (railroad, bus, air terminals)	1 for each 5 seats of seating capacity in waiting terminals.	10%
Two-family and attached dwellings	2 per dwelling unit.	0
Vehicle repair	1 per 200 square feet of floor area, including any outdoor work space.	2 spaces
Vehicle sales and rental	3, or 1 space per 500 square feet of floor area (including covered display areas, offices and service areas), plus 1 space per 5,000 square feet of outdoor storage and display area, whichever is greater.	5%
Veterinary services	1 for each 500 square feet of floor area exclusive of boarding areas.	5%
Wholesale products with retail trade	10, plus 1 for each 120 square feet retail sales area in excess of 1,000 square feet and 1 per 750 square feet of warehouse area open to the public.	5%
Wholesale trade and warehousing with no retail trade	3, plus 1 per 1,000 square feet of floor area.	5%

- 1 ¹ The parking ratios for these uses shall serve as a guide in determining overflow grass parking
2 requirements.
- 3 B. *Overflow parking.* In situations where development proposals contain recreational facilities that are
4 planned for regularly scheduled activities, the reviewing authority may require at site plan review,
5 upon advice of the public works department, additional parking to be provided as overflow grass
6 parking.

- 1 C. *Reduction in number of required parking spaces.* At site plan review, the reviewing authority may
2 authorize a reduction in the number of required vehicular parking spaces if it is determined: 1) there
3 will be adequate access to the development by acceptable alternative means, 2) that the reduction
4 will not infringe upon the parking and access available to other properties in the area, and 3) that
5 the reduction is not needed primarily for the erection, construction or placement of any building on
6 any land. In addition, the reviewing authority shall consider the following criteria:
- 7 1. Evidence that patrons and/or employees of the establishment will arrive by a transportation
8 mode other than private vehicles.
 - 9 2. Evidence that there are an adequate number of parking spaces in the vicinity that are available
10 to the general public who will use the development without reducing the spaces available to and
11 used by other establishments.
 - 12 3. Evidence that the proposed use and likely future uses of the development will generate less
13 parking than the minimum requirement of this chapter.
 - 14 4. Provision of convenient pedestrian and bicyclist access to the site based on its location and the
15 development plan.
 - 16 5. Evidence that a reduction in required parking will not result in unauthorized on-street parking or
17 use of parking provided by nearby businesses.
 - 18 6. In the case of the reuse or redevelopment of a site, evidence that a reduction in the parking
19 requirement will enhance the ability to reuse an existing developed site.
 - 20 7. Whether the uses on site serve the recurring household needs and personal service
21 requirements of the occupants of nearby residential areas, and are located in close proximity to
22 a small service area.
 - 23 8. The number of existing parking spaces within 300 feet of the proposed use.

24 **Section 30-7.6. Off-Street Loading and Unloading.**

- 25 A. *Purpose.* In order to prevent undue interference with public use of streets and alleys, every
26 manufacturing, storage, warehouse, department store, variety store, wholesale store, laundry, dry
27 cleaning, dairy, mortuary and other uses similarly and customarily receiving or distributing goods by
28 motor vehicles shall provide loading and unloading space on the premises for that number of
29 vehicles normally at the premises at any one time on an average day of full use.
- 30 B. *Loading and unloading space.*
- 31 1. Every building housing a use mentioned in this section and having over 5,000 square feet of
32 gross floor area but less than 20,000 square feet of gross floor area shall be provided with at
33 least one off-street loading/unloading space, immediately adjacent to the principal building. In
34 addition, one off-street loading/unloading space shall be provided for each additional 10,000
35 square feet of gross floor area or fraction thereof over 20,000 square feet up to 50,000 square
36 feet, plus one for each 25,000 square feet over 50,000 square feet. Where the requirement
37 exceeds five loading spaces, the traffic engineer shall determine whether additional spaces are
38 needed and to what extent. Such space is defined as an area of at least 50 feet in depth, 12 feet
39 in width and with an overhead clearance of not less than 14 feet, exclusive of access, platform
40 or maneuvering area, to be used exclusively for loading and unloading of merchandise. The
41 exact dimensions of the loading/unloading space(s) shall be subject to the approval of the traffic
42 engineer.

- 1 2. Access to all truck standing, loading and unloading facilities shall be provided directly from a
2 public street or alley and shall be so designed that all maneuvering areas are located on the
3 property.
- 4 3. Loading spaces required under this subsection shall be provided onsite as an area additional to
5 off-street parking spaces as required in this article and shall not be considered as supplying off-
6 street parking spaces.
- 7 4. Loading areas within a transect zone shall be located in the rear of the site, incorporated into
8 the building mass, or screened from public view by a wall (up to a maximum of 8 feet) and
9 landscaping.

1 **Section 30-7.7. Residential Parking.**

2 A. *Residential Parking.* This section is established to regulate off-street parking on specific property
3 located in the following zoning districts: RC, RSF-1, RSF-2, RSF-3, or RSF-4 or in a district containing
4 single family or two-family dwellings on property zoned planned development (PD).

5 1. *Purpose and effect.* This section allows residents to take affirmative steps to preserve the
6 character of their residential and single-family neighborhoods and to enhance the public health,
7 welfare and safety as well as the aesthetic value of their property by controlling off-street
8 parking. Furthermore, healthy vegetation with an above-ground network of leaves, shoots, and
9 stems and an extensive fibrous root system below reduces soil erosion and noise, and improves
10 surface and groundwater by filtering rainwater.

11 This section acts as an overlay, in that the regulations of the underling zoning district and all
12 other applicable regulations remain in effect and are further regulated by the residential parking
13 overlay district standards described in this section. If provisions of this section conflict with the
14 underling zoning, the provisions of this section shall govern and prevail.

15 2. *Criteria.*

16 a. The proposed area shall consist of at least 25 compact and contiguous parcels, as defined in
17 this chapter.

18 b. The area shall not cause the creation of an enclave or peninsula, as commonly defined in
19 annexations.

20 c. Each boundary of the area shall be one of the following identifiable landmarks: a street,
21 alley, publicly owned right-of-way, platted subdivision boundary, or a creek.

22 d. No area boundaries shall overlap the boundary of an existing residential parking overlay
23 district or the context area.

24 e. The area shall consist only of parcels that are in a RC, RSF-1, RSF-2, RSF-3, or RSF-4 zoning
25 district, or in a district of single-family or two-family dwellings on property zoned PD.

26 3. *Procedures.*

27 a. To create a residential parking overlay, a petition requesting imposition of the overlay
28 district on an area that meets the criteria described above shall be submitted to the City
29 Manager or designee on forms provided by the city. Each petition shall meet the following
30 requirements:

31 i. The individual circulating the petition forms ("petitioner") shall obtain the requisite
32 petition form from the City Manager or designee.

33 ii. The petitioner shall be an "owner", as defined in this chapter, of property located within
34 the proposed overlay district area and shall be a signatory to the petition.

35 iii. The petitioner shall submit to the City Manager or designee an accurate, reproducible
36 map of the proposed residential parking overlay district.

37 iv. Each petition shall contain authentic signatures of at least 60% of the fee simple record
38 title owners of the lots or parcels within the proposed overlay district area, exclusive of
39 public property.

- 1 v. To be verified by the city, signatures shall be accompanied by the legibly printed name
2 of the signer, the address of the parcel owned by the signer, the parcel number of the
3 parcel owned by the signer, and the date the petition is signed.
- 4 vi. Jointly owned parcels are considered owned by a single person, for purpose of the
5 petition, and any co-owner may sign a petition for the parcel. Only one owner of each
6 parcel shall be included in the 60% requirement stated above. If a person owns more
7 than one parcel of property within the proposed district area, that person may sign the
8 petition one time for each parcel owned.
- 9 vii. Signatures dated more than six months prior to the date the petition is filed with the
10 city are not acceptable.
- 11 viii. For a signature to be verified, Alachua County Property Appraiser records shall indicate
12 that the printed name of the petition signatory is consistent with the name of the
13 property owner as listed in the current records of the Alachua County Property
14 Appraiser.
- 15 ix. The petition shall clearly and accurately advise each putative signer of the type of
16 restrictions that may be imposed on the property if the overlay district is imposed upon
17 the area.
- 18 x. The petition shall clearly and accurately describe the proposed boundaries of the area.
- 19 b. When the petition is submitted to the City Manager or designee, the City Manager or
20 designee shall verify the names and signatures, and shall determine whether the petition
21 meets the criteria of this section.
- 22 c. To pay for the cost of verifying signatures, the city shall charge a fee as set forth in appendix
23 A of the Code of Ordinances.
- 24 d. If an insufficient number of acceptable owner signatures are submitted, the city shall return
25 the petition to the petitioner and the city shall retain the fee.
- 26 e. If a sufficient number of acceptable owner signatures are submitted, the petitioner may
27 apply for the rezoning of the area with the imposition of the overlay district as provided in
28 this chapter for zoning changes (including application fees, public notice, and public hearings
29 before the plan board and the City Commission).
- 30 f. *Criteria used to evaluate parcels for rezoning.* The following criteria shall be used to evaluate
31 the appropriateness of imposing this overlay district on the area:
- 32 i. The petitioner shall submit evidence of the impact of off-street parking on the quality of
33 vegetation or runoff within the proposed overlay district area. Such evidence includes,
34 but is not limited to, evidence that off-street parking is resulting in a negative impact to
35 the quality of the vegetation of parcels or contributing to a decline in said quality within
36 the proposed area; and
- 37 ii. The petitioner shall submit evidence that off-street parking is resulting in a negative
38 aesthetic impact to lots or parcels within the proposed area, or the effect of that off-
39 street parking on the environment of the area.

- 1 g. The petition for imposition of the overlay district shall be considered by the plan board for
2 its recommendation to the City Commission. In order to impose the overlay district upon
3 parcels within an area, an affirmative vote of the City Commission is required. If the petition
4 or ordinance fails, a subsequent petition for imposition of the overlay district on all or any
5 portion of the area may not be included in a new petition unless at least one year has
6 transpired from the date of submittal of the previous petition for imposition of the overlay
7 on an area.
- 8 5. *Off-street parking regulations in the context area and in any residential parking overlay.* Off
9 street parking shall be limited to the driveway parking area meeting the dimensional
10 requirements below and leading from the permitted driveway connection to the enclosed
11 parking space (garage or carport), plus two pullout spaces as described below. If there is no
12 garage or carport, the driveway parking area shall meet the dimensional requirements below
13 and be able to provide parking and ingress or egress of vehicles.
- 14 a. The maximum width of the driveway parking area is the greater of 18 feet or the maximum
15 width of the enclosed parking space.
- 16 b. Pullout spaces can be no more than nine feet wide and 16 feet long; shall be covered with
17 pavement, gravel, wood chips, bark mulch, or other erosion-preventing material clearly
18 defining the pullout spaces; and shall be contiguous to the driveway parking area.
- 19 c. Notwithstanding subsections 1 and 2, no more than 40% of front open space may be
20 devoted to driveway parking area and pullout spaces.
- 21 d. Circular driveway parking areas meeting the above dimensional requirements are permitted
22 provided the necessary driveway connections are provided; however only one pullout space
23 is allowed with a circular driveway parking area.
- 24 e. Access to all driveway parking areas shall be from an approved or existing legal driveway
25 connection.
- 26 f. All unpaved driveway parking areas and pullout spaces shall be covered with gravel, wood
27 chips, bark mulch, or other erosion-preventing material clearly defining the driveway
28 parking area, and have side borders of plants, pressure treated landscape timbers, railroad
29 ties, pressure treated wood, composite "plastic wood", brick, concrete or similar border
30 materials.
- 31 i. *Erosion preventing material.*
- 32 1) Where bark mulch or wood chips are used, they shall cover the entire surface of the
33 driveway parking area and pullout spaces with a layer that is at least two inches
34 thick. They shall be distributed evenly within the borders and shall be free of bare
35 spots and vegetation. Other types of mulch may be used only after approval from
36 the City Manager or designee.

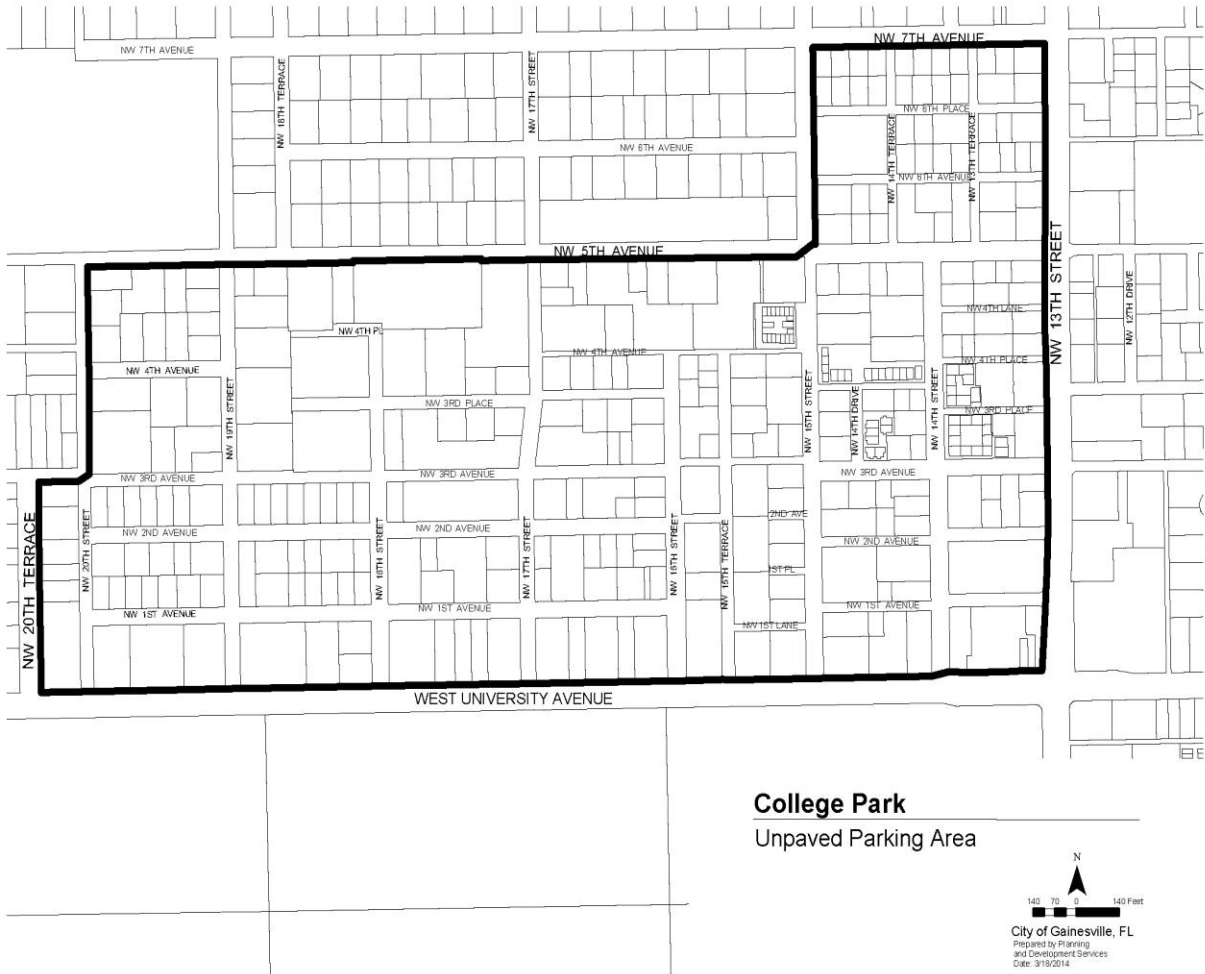
- 1 2) Where gravel is used, it shall cover the entire surface of the driveway parking area
2 and pullout spaces with a layer that is at least one inch thick. The gravel shall be
3 evenly distributed within the borders and shall be free of bare spots and vegetation.
4 The material used for a gravel parking area and/or pullout space shall be rock or
5 crushed stone, shall not be more than 1½ inches in diameter, and shall not contain
6 dirt, sticks, construction debris or other foreign material. Sand, rock powder, or
7 other similar material less than one-eighth inch in diameter may be used as a base,
8 but shall not be included when measuring the gravel thickness.
- 9 3) Leaves, pine needles, grass clippings, canvas, plastic sheets, poly sheets, or other
10 similar rolled sheeting shall not be used as an erosion preventing material.
- 11 4) The erosion preventing material shall be clearly stated on the submitted parking
12 plan and approved by the City Manager or designee prior to its use.
- 13 ii. *Borders.*
- 14 1) Plant borders shall be a one-gallon minimum size at the time of planting, spaced no
15 greater than 36 inches apart. Plants shall be a minimum of 12 inches high when
16 planted and shall be maintained at no less than 12 inches high.
- 17 2) Wood borders shall be pressure treated or be treated to prevent the decomposition
18 of the wood when the wood is applied to the ground surface. The minimum size of
19 any wood borders or composite plastic wood borders shall be 3½ inches wide by 3½
20 inches high and shall be continuous around the border. Multiple pieces can be
21 stacked to achieve the required size. Where railroad ties are used, the ties shall be
22 structurally sound and fully intact and shall be continuous around the border. All
23 wood borders or composite plastic wood borders shall be affixed to the ground by
24 driving a metal stake through the wood/plastic into the ground. At least two stakes
25 shall be driven into each wood or composite plastic wood border segment. The
26 distance between stakes shall not be more than four feet. The metal stake shall be a
27 minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches
28 below the ground surface. The metal stake shall be driven flush with the surface of
29 the wood/plastic.
- 30 3) Brick curbing shall be set in a mortar base and shall be a minimum of 3½ inches wide
31 by 3½ inches high. Concrete curbing may be pre-cast, formed or machine extruded
32 and shall be a minimum of six inches wide by six inches high and consist of a
33 concrete mix with a minimum strength of 3,000 pounds per square inch. Brick and
34 concrete curbing shall be continuous around the border. Pre-cast concrete curbing
35 shall be affixed to the ground by driving a metal stake through the curbing into the
36 ground. At least two stakes shall be driven into each piece of pre-cast concrete. The
37 distance between stakes shall not be more than four feet. The metal stake shall be a
38 minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches
39 below the ground surface. The metal stake shall be driven flush with the surface of
40 the curbing.
- 41 4) Other borders may be used only after approval of the City Manager or designee. All
42 parking plans shall include a full description, including specifications, of the
43 proposed border.

- 1 g. Off-street parking on other areas of property regulated by this subsection will be allowed on
2 the day of major university related events as determined by the City Manager or designee,
3 such as University of Florida commencement programs and University of Florida home
4 football games.
- 5 h. The City Manager or designee may exempt a property from the driveway parking area
6 limitations if all of the following conditions are found:
- 7 i. The driveway parking area is clearly defined.
- 8 ii. The driveway parking area is maintained in a safe, sanitary and neat condition.
- 9 iii. The driveway parking area does not contribute to soil erosion.
- 10 iv. The requirements of this section would impose an inordinate burden on the landowner
11 due to topographical road configuration constraints or other significant design
12 constraints.
- 13 i. Each owner of property regulated by this subsection shall provide a parking plan showing
14 the driveway parking areas and any pullout spaces. This plan shall be submitted as part of an
15 application for a landlord permit. For residential properties that do not require landlord
16 permits, the parking plan shall be submitted upon request of the City Manager or designee
17 within 30 calendar days of receiving a written request for a parking plan from the City
18 Manager or designee. Within 45 calendar days of the City Manager or designee's approval of
19 the new parking plan, the new plan shall be implemented and the parking area and any
20 pullout spaces shall be constructed in the manner in this approved parking plan. When the
21 new plan is implemented, the City Manager or designee shall inspect the parking area and
22 any pullout spaces for compliance.
- 23 j. No driveway parking area regulated by this subsection may be leased, rented or otherwise
24 provided for consideration to someone not residing on the property except as provided in
25 Subsection 8 above.
- 26 k. If a property is found by the City Manager or designee to not be in compliance with one or
27 more of the provisions of the existing parking plan for that property, as approved by the City
28 Manager or designee, the owner of that property may be required to submit to the City
29 Manager or designee a new, modified parking plan which is in compliance with the
30 requirements of this section. This modified parking plan for the non-compliant property
31 shall be received by the City Manager or designee within 30 calendar days of the owner's
32 receipt of a written request for the new parking plan. Within 45 calendar days of the City
33 Manager or designee's approval of the new parking plan, the new plan shall be
34 implemented and the parking area and any pullout spaces shall be constructed in the
35 manner in this approved parking plan. When the new plan is implemented, the City
36 Manager or designee shall inspect the parking area and any pullout spaces for compliance.

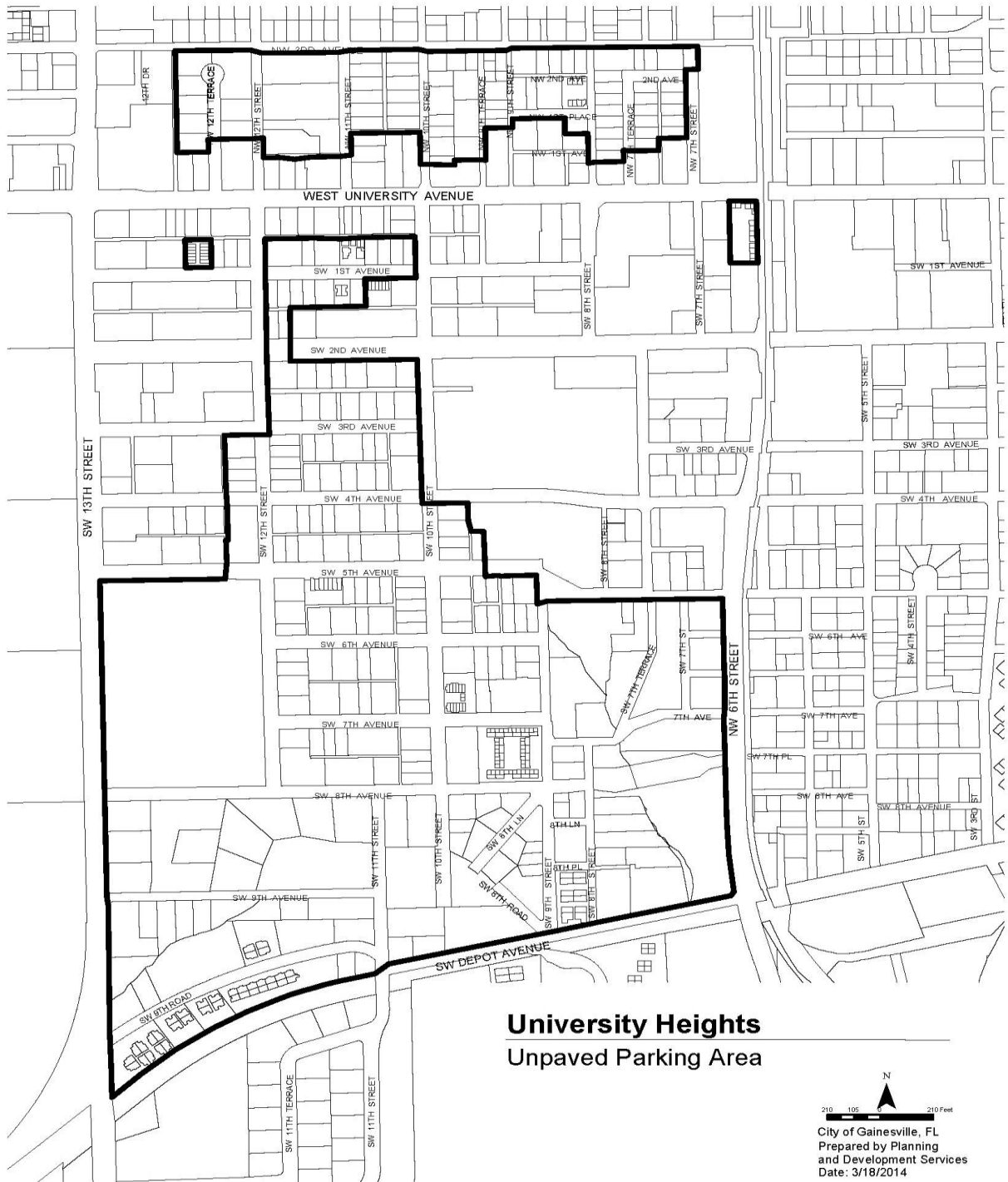
1 I. Where applicable, this plan shall be submitted as part of an application for a landlord permit
2 and shall be approved by the City Manager or designee prior to the issuance of a landlord
3 permit. In all cases, each owner of property zoned RC, RSF-1, RSF-2, RSF-3, or RSF-4 zoning
4 district, or that contains single family or two-family dwellings on property zoned planned
5 development (PD), which is within the context area, shall provide the City Manager or
6 designee with an updated parking plan showing the driveway parking areas and any pullout
7 spaces no later than April 1, 2007, or in conjunction with the landlord permit application,
8 whichever date comes earlier.

9 B. *College Park/University Heights Unpaved Parking Overlay*. With the exception of any properties that
10 are regulated by Subsection A above, off-street unpaved parking within the College Park and
11 University Heights areas as depicted in Figures 1 and 2 below shall be subject to the following
12 regulations.

13 **Figure V-18 – College Park.**



1 **Figure V-19 – University Heights.**



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1. *Exemptions.* The City Manager or designee may exempt a property from this subsection upon a finding that each of the following conditions are met:
 - a. The parking area is clearly defined;

- 1 b. The parking area is maintained in a safe and neat condition;
- 2 c. The parking area does not contribute to soil erosion or run-off of materials that would
- 3 negatively impact the stormwater system; and
- 4 d. The requirements of this subsection would impose an inordinate burden on the property
- 5 owner due to significant design constraints.
- 6 2. *Parking plan.* Off-street parking shall be limited to the parking area meeting the dimensional
- 7 requirements below and leading from the permitted driveway connection to the parking area.
- 8 Each owner of property regulated by this section shall submit to the Code Enforcement Division,
- 9 at no fee, a parking plan that clearly depicts:
- 10 a. The location and extent of the proposed parking area;
- 11 b. A general circulation plan showing how vehicles will safely access the parking area from a
- 12 legal driveway connection; and
- 13 c. The location and type of borders and parking area coverage materials to be used.
- 14 The City Manager or designee shall approve a parking plan if it meets the requirements of this
- 15 section and other applicable requirements of the Land Development Code. Within 90 calendar
- 16 days of approval by the City Manager or designee, the parking plan shall be implemented and
- 17 the City Manager or designee shall inspect the parking area for compliance.
- 18 3. *Borders.* All unpaved parking areas shall be bordered with plants, pressure-treated landscape
- 19 timbers, railroad ties, pressure-treated wood, composite “plastic wood,” brick, concrete or
- 20 similar materials that provide a clear delineation of the parking area and that inhibit runoff of
- 21 the parking area coverage material.
- 22 a. Plant borders at the time of planting shall be at least one-gallon in size, at least 12 inches in
- 23 height, and spaced no greater than 36 inches apart. Any plant borders shall be maintained
- 24 at a height of at least 12 inches.
- 25 b. Wood, composite, or brick borders shall be at least 3 ½ inches high by 3 ½ inches wide and
- 26 shall be securely affixed to the ground. Wood borders shall be pressure-treated or
- 27 otherwise treated to inhibit decomposition.
- 28 4. *Parking area coverage material.* All unpaved parking areas shall be covered and maintained
- 29 with gravel, wood chips, mulch, leaves, or similar materials as further specified below:

# of parking spaces	Allowable parking area coverage material
1-4	<ul style="list-style-type: none"> • mulch, • wood chips, • leaves, • pine needles, • gravel, or • pervious pavement materials (e.g., pavers) approved by the Public Works Department

5 to 8	<ul style="list-style-type: none"> • gravel, or • pervious pavement materials (e.g., pavers) approved by the Public Works Department.
8 or more	Parking area shall conform to the applicable parking lot standards of the Land Development Code

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- a. Coverage material shall be distributed evenly to cover the entire unpaved parking area with a depth of at least one inch and shall contain no bare spots and/or vegetation.
 - b. Pervious and/or permeable pavement materials shall be allowable subject to the review and approval by the Public Works Department.
 - c. Grass clippings, canvas, plastic sheets, poly sheets, or other similar rolled sheeting shall not be used as a parking area coverage material.
5. *Parking area lease prohibition.* No parking area regulated by this section may be leased, rented or otherwise provided for consideration, except as otherwise provided in this section. This prohibition shall not apply to leasing to tenants that occupy the same development where the parking spaces are located.