

OFF STREET PARKING RESTRICTIONS
IN THE CONTEXT AREA AND RESIDENTIAL PARKING OVERLYA DISTRICT

SECTION 30-56(c)(4) *Parking, storing or keeping of other vehicles.* Except as provided for in article VI concerning recreational vehicles, the following regulations shall apply to all residential zoning districts:

Off-street parking regulations in the context area and in any residential parking overlay district. The regulations and provisions of this section apply to any property that is in an RC, RSF-1, RSF-2, RSF-3, or RSF-4 zoning district, or that contains single family or two-family dwellings on property zoned planned development (PD), and is located within either the context area or a residential parking overlay district area as provided in section 30-56.1 of this Code. In these areas, off street parking shall be limited to the driveway parking area meeting the dimensional requirements below and leading from the permitted driveway connection to the enclosed parking space (garage or carport), plus two pullout spaces as described below. If there is no garage or carport, the driveway parking area must meet the dimensional requirements below and be able to provide parking and ingress or egress of vehicles.

- a. The maximum width of the driveway parking area is the greater of 18 feet or the maximum width of the enclosed parking space.
- b. Pullout spaces can be no more than nine feet wide and 16 feet long; must be covered with pavement, gravel, wood chips, bark mulch, or other erosion-preventing material clearly defining the pullout spaces; and must be contiguous to the driveway parking area.
- c. Notwithstanding subsections a. and b., no more than 40 percent of front open space may be devoted to driveway parking area and pullout spaces.
- d. Circular driveway parking areas meeting the above dimensional requirements are permitted provided the necessary driveway connections are provided; however only one pullout space is allowed with a circular driveway parking area.
- e. Access to all driveway parking areas must be from an approved or existing legal driveway connection.
- f. All unpaved driveway parking areas and pullout spaces must be covered with gravel, wood chips, bark mulch, or other erosion-preventing material clearly defining the driveway parking area, and have side borders of plants, pressure treated landscape timbers, railroad ties, pressure treated wood, composite "plastic wood", brick, concrete or similar border materials.

1. *Erosion preventing material.*

- (a) Where bark mulch or wood chips are used, they shall cover the entire surface of the driveway parking area and pullout spaces with a layer that is at least two inches thick. They shall be distributed evenly within the borders and shall be free of bare spots and vegetation. Other types of mulch may be used only after approval from the city manager or designee.
- (b) Where gravel is used, it shall cover the entire surface of the driveway parking area and pullout spaces with a layer that is at least one inch thick. The gravel shall be evenly distributed within the borders and shall be free of bare spots and vegetation. The material used for a gravel parking area and/or pullout space shall be rock or crushed stone, shall not be more than 1 1/2 inches in diameter, and shall not contain dirt, sticks, construction debris or other foreign material. Sand, rock powder, or other similar material less than one-eighth inch in diameter may be used as a base, but shall not be included when measuring the gravel thickness.
- (c) Leaves, pine needles, grass clippings, canvas, plastic sheets, poly sheets, or other similar rolled sheeting shall not be used as an erosion preventing material.
- (d) The erosion preventing material shall be clearly stated on the submitted parking plan and approved by the city manager or designee prior to its use.

2. *Borders.*

- (a) Plant borders shall be a one-gallon minimum size at the time of planting, spaced no greater than 36 inches apart. Plants shall be a minimum of 12 inches high when planted and shall be maintained at no less than 12 inches high.
- (b) Wood borders shall be pressure treated or be treated to prevent the decomposition of the wood when the wood is applied to the ground surface. The minimum size of any wood borders or composite plastic wood borders shall be 3 1/2 inches wide by 3 1/2 inches high and shall be continuous around the border. Multiple pieces can be stacked to achieve the required size. Where railroad ties are used, the ties shall be structurally sound and fully intact and shall be continuous around the border. All wood borders or composite plastic wood borders must be affixed to the ground by driving a metal stake through the wood/plastic into the ground. At least two stakes must be driven into each wood or composite plastic wood border segment. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the wood/plastic.

- (c) Brick curbing shall be set in a mortar base and shall be a minimum of 3 1/2 inches wide by 3 1/2 inches high. Concrete curbing may be pre-cast, formed or machine extruded and shall be a minimum of six inches wide by six inches high and consist of a concrete mix with a minimum strength of 3,000 pounds per square inch. Brick and concrete curbing shall be continuous around the border. Pre-cast concrete curbing must be affixed to the ground by driving a metal stake through the curbing into the ground. At least two stakes must be driven into each piece of pre-cast concrete. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the curbing.
- (d) Other borders may be used only after approval of the city manager or designee. All parking plans shall include a full description, including specifications, of the proposed border.
- g. *Effective dates.*
 - 1. *Property in context area as of March 15, 2004.* All driveway parking areas that are lawfully in existence as of March 15, 2004, must comply with the requirements then in effect. Subsequently, all driveway parking areas must be brought into compliance with the requirements of this section on or before April 1, 2005, or prior to the city's issuance of any landlord permit in the year 2004, whichever comes earlier, unless otherwise provided herein.
 - 2. *Property in context area as of September 11, 2006.* All driveway parking areas that are lawfully in existence as of September 11, 2006, must comply with the requirements then in effect. Subsequently, all new or additional driveway parking areas within the University of Florida Campus Master Plan 2005-2015 Context Area must be brought into compliance with the requirements of this section on or before April 1, 2007, or prior to the city's issuance of any landlord permit in the year 2007, whichever comes earlier, unless otherwise provided herein.
 - 3. *Property in residential parking overlay district.* All driveway parking areas within a residential parking overlay district shall comply with the provisions of section 30-56(c)(4) within 90 days of the effective date of the ordinance requiring and imposing the overlay district, or at such other time period as is prescribed in said ordinance.
- h. Off-street parking on other areas of property regulated by this subsection will be allowed on the day of major university related events as determined by the city manager or designee, such as University of Florida commencement programs and University of Florida home football games.
- i. The city manager or designee may exempt a property from the driveway parking area limitations if all of the following conditions are found:
 - 1. The driveway parking area is clearly defined.
 - 2. The driveway parking area is maintained in a safe, sanitary and neat condition.
 - 3. The driveway parking area does not contribute to soil erosion.
 - 4. The requirements of this section would impose an inordinate burden on the landowner due to topographical road configuration constraints or other significant design constraints.
- j. Each owner of property regulated by this subsection must provide a parking plan showing the driveway parking areas and any pullout spaces. This plan shall be submitted as part of an application for a landlord permit. For residential properties that do not require landlord permits, the parking plan must be submitted upon request of the city manager or designee within 30 days of receiving a written request for a parking plan from the city manager or designee. Within 45 days of the city manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area and any pullout spaces shall be constructed in the manner in this approved parking plan. When the new plan is implemented, the city manager or designee shall inspect the parking area and any pullout spaces for compliance.
- k. No driveway parking area regulated by this subsection may be leased, rented or otherwise provided for consideration to someone not residing on the property except as provided in paragraph h. above.
- l. If a property is found by the city manager or designee to not be in compliance with one or more of the provisions of the existing parking plan for that property, as approved by the city manager or designee, the owner of that property may be required to submit to the city manager or designee a new, modified parking plan which is in compliance with the requirements of this section. This modified parking plan for the non-compliant property must be received by the city manager or designee within 30 days of the owner's receipt of a written request for the new parking plan. Within 45 days of the city manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area and any pullout spaces shall be constructed in the manner in this approved parking plan. When the new plan is implemented, the city manager or designee shall inspect the parking area and any pullout spaces for compliance.
- m. Where applicable, this plan shall be submitted as part of an application for a landlord permit and shall be approved by the city manager or designee prior to the issuance of a landlord permit. In all cases, each owner of property zoned RC, RSF-1, RSF-2, RSF-3, or RSF-4 zoning district, or that contains single family or two-family dwellings on property zoned planned development (PD), which is within the context area, must provide the city manager or designee with an updated parking plan showing the driveway parking areas and any pullout spaces no later than April 1, 2007, or in conjunction with the landlord permit application, whichever date comes earlier.