

AN ORDINANCE AMENDING THE HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ARTICLE II, SECTION 4., GENERAL REGULATIONS FOR VEHICLES BY PROVIDING FOR OFF-STREET PARKING SPACE AND ACCESS; OFF-STREET PARKING SPACE ACCESS; OFF-STREET LOADING AND UNLOADING SPACE; GENERAL REQUIREMENTS; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

SECTION 1. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ARTICLE II, SECTION 4., GENERAL REGULATIONS FOR VEHICLES IS HEREBY AMENDED TO READ:

A. OFF-STREET PARKING SPACE AND ACCESS:

1. Shall be provided for all buildings and uses on the premises or, if approved by the Administrative Official, may be located within four hundred (400) feet of the premises it serves and/or may be consolidated into a large parking area serving other buildings and uses; provided, however, that such off-street parking space shall be maintained, regulated, and enforced as if it were actually located on the premises it is designed to serve.
2. Shall be constructed to county parking lot standards as approved by the Governing Body and shall have vehicular access to a street or alley; provided, that:
 - a. Houses of worship, public and private schools offering academic courses, non-commercial amusement facilities, community centers, civic centers, and public meeting halls may have up to fifty (50) percent of the parking spaces (including aisles) surfaced with grass, lawn or other materials as designated in the county parking lot standards for permanent, reserve parking; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving of such an area in accordance with this section may be required by the Administrative Official;
 - b. Stadiums, arenas and other such similar facilities utilized in a noncontinuous, occasional manner may have all non-employee parking spaces (excluding aisles) surfaced with grass, lawn or other materials as designated in the county parking lot standards for permanent reserve parking; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving of such an area in accordance with this section may be required by the Administrative Official;
 - c. Single-family detached residential dwellings shall not be required to provide paved parking spaces or access except for aprons accessing paved streets.
3. Shall have a landscaped separation as provided for and contained in the standards set forth in the Community Appearance Ordinance.

4. Minimum off-street parking space requirements for trucks shall be one (1) space for every truck operated by the establishment on the premises.
5. Off-street parking; fractional measurements. When units or measurements determining the number of required off-street parking spaces result in the requirement of a fractional space, then a fraction having a value of less than five-tenths (0.5) shall be construed to be the next lower number of parking spaces, and fractions having a value equal to or greater than five-tenths (0.5) shall be construed to be the next higher number of parking spaces.
6. Minimum off-street parking space requirements for automobiles shall be as follows:
 - a. Single-family detached dwelling: 1 space per dwelling unit.
 - b. Two (2) or more family dwelling and single-family attached: 1.5 spaces per dwelling unit.
 - c. Lodging house, boarding or rooming house: 1 space per sleeping room PLUS 1 space per resident manager.
 - d. Dormitory, fraternity or sorority house: 1.5 spaces per every two (2) students based on maximum capacity PLUS 1 space for every resident manager.
 - e. Comparison goods stores, convenience goods stores, antique stores, secondhand stores, and personal service establishments:
 1. General: 5 spaces per 1,000 square feet of building floor area.
 2. Flea market: 10 spaces per 1,000 square feet of area devoted to sales.
 3. Furniture, major appliance: 2 spaces per 1,000 square feet of building area.
 - f. Domestic and business service establishments, publishing and printing service establishments, domestic and business repair establishments, and domestic rental establishments: 5 spaces per 1,000 square feet of building area.
 - g. Business, professional and nonprofit organizations offices, public offices, and research development and testing laboratories: 4 spaces per 1,000 square feet of building area PLUS 3 spaces per doctor/dentist.
 - h. Business training schools: 2 spaces per 1,000 square feet of building area PLUS 0.8 spaces per student enrolled on the premises.
 - i. Restaurant: 0.4 spaces per seat based on maximum customer capacity PLUS 1 space per drive-through customer service window.
 - j. Drive-in restaurant: 1 space per drive-through customer service window PLUS 1 space per employee of the largest shift.
 - k. Commercial amusement establishments, non-commercial amusement facilities, and motion picture theaters:
 1. General: 0.3 spaces per seat based on maximum capacity of auditorium, stadium, arena, theater or similar place of assembly; or 0.3

spaces per person based on maximum capacity; or 15 spaces per 1,000 square feet of building and/or land area devoted to assembly or recreation use on the premises.

2. Bowling: 4 spaces per lane.
 3. Golf: 4 spaces per green PLUS 1 space per driving range position.
 4. Gun/archery range: 3 spaces per target position PLUS 1 space per employee.
 5. Miniature golf: 2 spaces per green PLUS 1 space per employee.
 6. Racquet court: 2 spaces per court.
 7. Skating: 5 spaces per 1,000 square feet of building area.
- l. Motel and Hotel: 1.1 spaces per sleeping unit PLUS 1 space per resident manager PLUS 0.2 spaces per restaurant seat based on maximum customer capacity.
 - m. Automotive dealer establishments, tire and automotive accessory establishments, automotive specialty establishments, automotive equipment rental establishments, gasoline service stations, automobile and truck repair establishments, public transportation terminals, motor freight transportation establishments, and aircraft establishments: 1.5 spaces per person regularly employed on the premises PLUS 5 spaces per 1,000 square feet of building area devoted to retail selling of merchandise, goods and products.
 - n. Farm equipment and supply establishments, and building material establishments: 1.5 spaces per person regularly employed on the premises PLUS 5 spaces per 1,000 square feet of building area devoted to retail selling of merchandise, goods and products.
 - o. Heating fuel and ice establishments, construction service establishments and landscaping service establishments: 1.5 spaces per person regularly employed on the premises.
 - p. Veterinarian and animal hospital service establishments: 1.8 spaces per person regularly employed on the premises PLUS 3 spaces per veterinarian.
 - q. Mortuaries, funeral homes and crematories: 20 spaces per 1,000 square feet of building area devoted to slumber rooms, parlors or individual mortuary rooms PLUS 0.3 spaces per seat based on maximum capacity of funeral service chambers or chapel.
 - r. Manufacturing, wholesale and storage establishments, outdoor advertising service establishments, and laundry and dry cleaning plants: 0.7 spaces per person regularly employed on the premises based on the largest single employment shift.
 - s. Primary and secondary educational facilities: the greater of:
 1. 1 space per staff member PLUS 3 spaces for visitor parking.

2. 0.2 spaces per student above the 9th grade level
3. 0.3 spaces per seat in public assembly areas
- t. Cultural facilities: 0.3 spaces per seat or 10 spaces per 1,000 square feet of building and/or land area devoted to assembly or visitor use on the premises.
- u. Religious facilities: 0.3 spaces per seat on basis of maximum capacity of auditorium or principal place of assembly.
- v. Hospitals: 1.6 spaces per bed based on maximum patient capacity.
- w. Nursing care homes: 0.3 spaces per bed based on maximum capacity.
- x. Adult congregate living facilities (ACLF):
 1. 0.5 spaces per bed based on maximum capacity.
 2. A single-family residential structure that has been modified to operate as an adult congregate living facility (ACLF) and is operating under a special exception to the zoning code shall provide both the required off-street single-family and ACLF parking. The ACLF parking may be surfaced with grass or lawn; however, if parking demand is such that said grass or lawn is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow then paving of such an area in accordance with this section may be required by the Administrative Official.
- y. Marine establishments: 1 space per person regularly employed on the premises PLUS 5 spaces per 1,000 square feet of building area devoted to retail selling of merchandise, goods and products PLUS 2 spaces per 5 wet or dry boat slips.
7. Where a facility is combined for multiple use, the total amount of required parking shall be calculated on a combined basis.
8. The amount of off-street parking space required shall be interpreted by the Administrative Official.
9. Off-street parking space designed to serve nonresidential buildings and use located in nonresidential zoning districts shall not be permitted to be located in residential zoning districts.
10. Existing off-street parking space for any premises shall not be reduced unless it exceeds the requirements of the ordinance.
11. Any existing use without conforming off-street parking space shall not be required to conform with the requirements of this ordinance at the time of any alteration, change of use or expansion of the use unless there is a resulting increase in parking space demand. If an increase results, then the total required parking must conform to county parking lot standards.
12. Off-street parking facilities and other vehicular facilities both required and provided shall:

- a. Be identified as to purpose and location when not clearly evident;
 - b. Provide that access to parking, including access and aisles providing access to parking spaces, be constructed to county parking lot standards approved by the Governing Body;
 - c. Be drained to county drainage standards approved by the Governing Body.
13. All off-street parking and loading areas shall be well maintained; free of potholes, debris, weeds, broken curbs, and broken wheel stops; clearly striped; and with all lighting in working condition.
14. Any parking areas to be used by the general public shall provide suitable, marked parking spaces for handicapped persons. The number, design, and location of these spaces shall be consistent with county parking lot standards and applicable state and federal laws.

B. OFF-STREET PARKING SPACE ACCESS:

- 1. Access points located on a street:
 - a. Shall be only one (1) vehicular access, not to exceed forty (40) feet in width for a two-lane driveway.
 - b. Or, one (1) vehicular access point, not to exceed sixty (60) feet in width for a four-lane driveway.
 - c. Or, two (2) vehicular access points, not to exceed twenty-four (24) feet in width each.
 - d. All vehicular access points shall be located at least 150 feet, or two-thirds the distance of the lot frontage, whichever is less, from the intersection of any right-of-way lines of streets or a street and a railroad and at least fifteen (15) feet from all side or rear property lines.
- 2. There shall be a minimum distance of thirty (30) feet between any two (2) access points serving the property.
- 3. Private roads designed to provide vehicular access to nonresidential buildings and uses located in nonresidential zoning districts shall not be permitted to be located in residential zoning districts.
- 4. The Governing Body may permit additional access points when such points are justified and necessary due to the length of street frontage serving the premises and provided that the additional access points will substantially reduce traffic hazards or congestion on adjacent streets serving the property.

C. OFF-STREET LOADING AND UNLOADING SPACE:

- 1. Shall be provided on the premises so that no loading or unloading activity will be generated on any street or impede the flow of traffic through parking or access areas.
- 2. Shall be provided with vehicular access to a street or alley as well as with appropriate maneuvering areas.
- 3. Loading and unloading bays shall be at least forty (40) feet in depth, twelve (12) feet in width, with an overhead clearance of not less than fourteen (14) feet.
- 4. Shall be constructed to parking lot standards approved by the Governing Body.
- 5. Space for the servicing of building by refuse collection, fuel and other service vehicles shall also be provided on the premises.

6. The Administrative Official shall interpret the amount of loading and unloading space required for any building or use. (Ord. No. 72-3, Art. II, Sec. 4, 4-28-72; Ord. No. 89-1, Sec. 1, 1-24-89)

D. GENERAL REQUIREMENTS:

1. Pedestrian circulation facilities, roadways, driveways, and off-street parking and loading areas shall be designed to be safe and convenient.
2. Parking and loading areas, aisles, pedestrian walks, landscaping, and open space shall be designed as integral parts of an overall development plan and shall be properly related to existing and proposed buildings.
3. Buildings, parking and loading areas, landscaping and open spaces shall be designed so that pedestrians moving from parking areas to buildings and between buildings are not unreasonably exposed to vehicular traffic.
4. Landscaped, paved, and gradually inclined or flat pedestrian walks shall be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings. Pedestrian walks should be designed to discourage incursions into landscaped areas except at designated crossings.
5. Each off-street parking space shall open directly onto an aisle or driveway that, except for single-family and two-family residences, is not a public street.
6. Aisles and driveways shall not be used for parking vehicles, except that the driveway of a single-family or two-family residence shall be counted as a parking space for the dwelling unit, or as a number of parking spaces as determined by the Administrative Official based on the size and accessibility of the driveway.
7. The design shall be based on a definite and logical system of drive lanes to serve the parking and loading spaces. A physical separation or barrier, such as vertical curbs, may be required to separate parking spaces from travel lanes.
8. Parking spaces for all uses, except single-family and two-family residences, shall be designed to permit entry and exit without moving any other motor vehicle.
9. No parking space shall be located so as to block access by emergency vehicles.

SECTION 2. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance, for any reason, is held to be unconstitutional, void or invalid, the validity of the remaining portions of said ordinance shall not be affected thereby.

SECTION 3. INCLUSION INTO THE CODE

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of Hernando County, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective upon receipt of the official acknowledgement from the office of the Secretary of State of the State of Florida that this Ordinance has been filed with said office.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN REGULAR SESSION THIS 26TH DAY OF NOVEMBER, 1990.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

BY 
HAROLD D. VARVEL, CHAIRMAN

ATTEST 
KAREN NICOLAI, CLERK

SEAL

