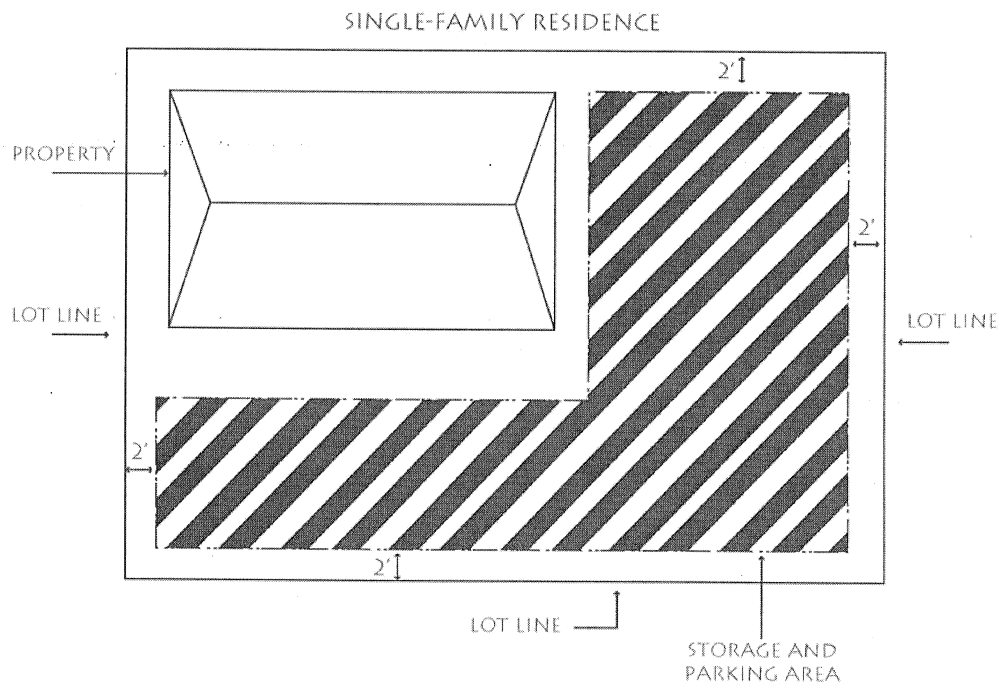


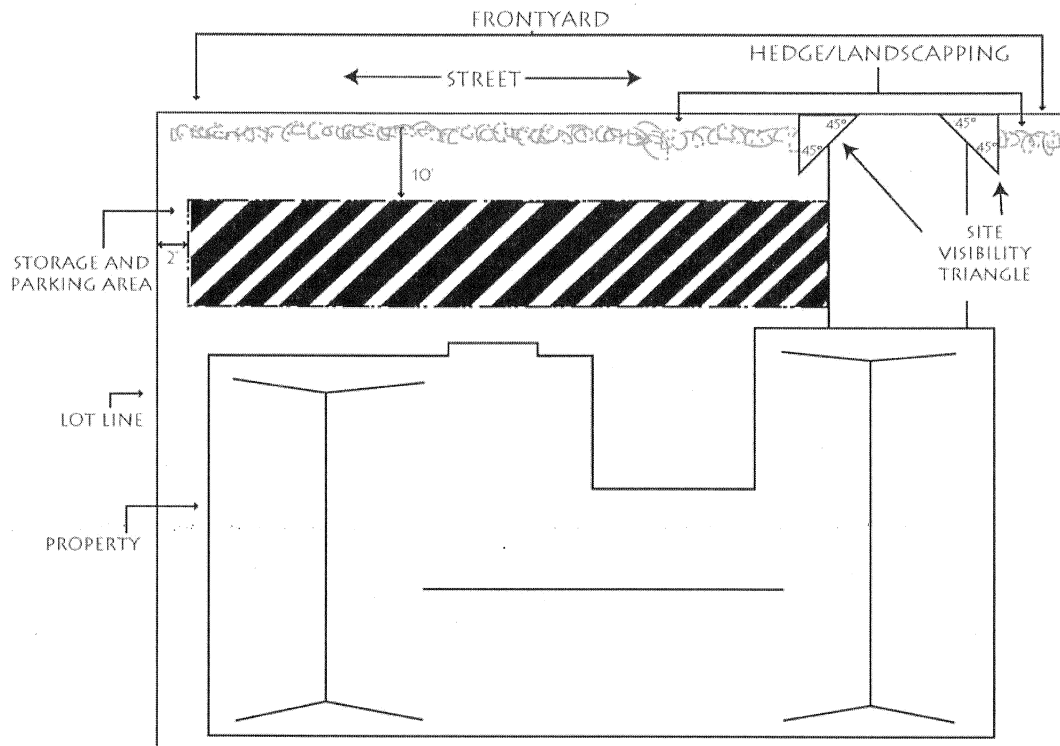
Sec. 5-1405. - Storage, maintenance and/or parking of trucks, boats and/or recreational vehicles.

A. Parking and/or storage of boats, mounted or un-mounted, boat trailers, recreational vehicles, camping trailers, converted and chopped vans, full-tent trailers, mini-motor homes, motor homes, motorized homes, pickup campers and travel trailers may be permitted by administrative variance accordance with the following:

1. Within an enclosed building or structure having been erected in compliance with the provisions of the Florida Building Code and applicable zoning regulations.
2. On paved material on any lot or parcel of property within a single-family residential zone subject to the following:
3. Not closer than two (2) feet to any lot line, except however, that in the case of a corner lot, parking of any of the above-listed vehicles within the setbacks of the side yard which fronts on the right-of-way shall be subject to the same landscaping requirements as outlined in subsection C. of this section.
4. In the case of a corner lot, parking of any of the above-listed vehicles within the setbacks of the side yard which fronts on the right-of-way shall be in accordance with subsection C. of this section.
5. Only one (1) boat, boat trailer and one (1) travel trailer, motor coach, converted and chopped van, motor home or recreational vehicle shall be permitted provided they are lawfully registered to occupants of the residence; or in the case of a vacant parcel or lot, the owner of the property.



- B. If in the opinion of the community planning and development department, the side or rear yard is not accessible, such storage may be permitted in the front yard but not closer than ten (10) feet from the front lot line. The paved area, except for access thereto, reserved for storage shall have placed upon the periphery thereof, where visible from an alley, street or highway, a hedge or landscaping to aesthetically screen a recreation vehicle from public view, which said screening and landscaping plan shall be as approved by the community planning and development department. Such landscaping shall be thirty-six (36) inches at the time of planting, two (2) feet on center, so that it appears as a solid continuous screen.



- C. Existing areas reserved for storage of recreational vehicles where no such screening exists along the boundaries thereof shall within ninety (90) days from the effective date of this ordinance provide such screening as heretofore required.
1. In a legally marked and designated parking stall in any area zoned for multifamily development with the approval of the owner or owners.
 2. A recreational vehicle may be stored or parked in a lot or parcel of property in a single-family residential zone without regard to subsections B., C. and D. of this section for the sole express purpose of loading or unloading, not in excess of a twenty-four-hour period.

(Ord. No. 1278, § 1(exh. 1), 4-28-09)

Sec. 5-1406. - Prohibited parking and/or storage.

- A. No recreational vehicle, truck, van, or bus shall be used for human habitation overnight in any area of the city.
- B. No recreational vehicle, truck, van or bus or unmounted boat which is in a state of externally visible disrepair or partial construction shall be stored or parked upon any single-family or multiple-family zoned properties, or upon commercially zoned properties, except as may be permitted under junk or derelict property, article II of chapter 10 of the city's code.
- C. No recreational vehicle or bus except as otherwise provided herein, shall be stored or parked overnight upon a street or public right-of-way, nor upon any property designated or used for a park or public land.
- D. No truck in excess of one and one-half (1 1/2) ton load capacity shall be stored or parked in any residential area of the city unless said truck is actively engaged in the loading or unloading of materials.
- E. No bus shall be stored or parked in any residential area of the city, except that a bus used by a school or religious institution lawfully established in a residential area may be stored or parked on the premises of said school or religious institution property.
- F. No wrecker shall be maintained, parked or stored in residential district of the city upon any private or public property or right-of-way within said districts or upon any street abutting said districts. Nothing in this paragraph shall prohibit the temporary parking of a wrecker while actively engaged in the process of removing or towing a vehicle.

(Ord. No. 1278, § 1(exh. 1), 4-28-09)

Sec. 5-1407. - Off-street loading.

- A. In connection with every building, or building group or part thereof thereafter erected and having a gross floor area of four thousand (4,000) square feet or more, there shall be provided and maintained, on the same lot with such building, off-street loading berths or unloading berths as follows:
 Four thousand (4,000)—Twenty-five thousand (25,000) square feet—One (1) space.
 For each additional twenty-five thousand (25,000) square feet or part thereof —One (1) space.
- B. The loading berth required for each building under twenty-five thousand (25,000) square feet shall be scaled to the delivery vehicles expected.
- C. If the building is greater than twenty-five thousand (25,000) square feet, loading spaces shall be a minimum of ten (10) feet in width and a length of not less than twenty-five (25) feet and shall be directly accessible from a street or alley without crossing or entering any other required off-street loading or off-street parking spaces. All loading spaces shall be arranged for convenient and safe ingress and egress by delivery vehicles, both motor truck and/or trailer combination.

(Ord. No. 1278, § 1(exh. 1), 4-28-09)

Sec. 5-1408. - Parking garages abutting single family.

A. Parking garages.

1. All parking garages on parcels of land which are adjacent or abutting the R-1 and R-2 districts shall:
 - a. Be set back a minimum of thirty-five (35) feet from the adjacent or abutting property line, or set back one (1) foot for every one (1) foot of building height, whichever is greater;
 - b. Be separated from the R-1 or R-2 district by a landscape buffer-yard of at least fifteen (15) feet in width which is landscaped with over-story canopy or palm trees and under-story trees at a density of one (1) over-story and one (1) under-story tree per one hundred fifty (150) square feet of buffer-yard;
 - c. Be designed and constructed with architectural features so that the use of the structure for a parking garage is masked from the R-1 or R-2 sides of the structure;
 - d. Be designed so that automobile headlamps are screened with an opaque structure to height of at least four (4) feet above any drive surface within the garage;
 - e. Screening shall use the architectural elements used in the building development and will incorporate at a minimum: architectural screening, awnings, Bahama shutters or similar treatments to assure that the garage is both architecturally pleasing and provides a buffer for light intrusion and allows for privacy of adjacent or abutting residential neighbors; and
 - f. Provide lighting fixtures which are cut-off fixtures or directed (aimed) so that they are not directly visible from any property in the R-1 or R-2 district within two hundred (200) feet of the parking structure.
2. All parking garages on all other parcels of land shall:
 - a. Not abut street intersections, be adjacent to squares or parks except when specifically designed to incorporate massing, scale and detail that contributes to the adjoining public space.
 - b. Unless otherwise provided in these LDRs, at least 75% of the ground floor space abutting a major corridor shall include retail.
 - c. Unless included as a part of a multifamily structure, the garage shall be setback a minimum of fifteen (15) feet from R-4, R-5, R-6 or BZ parcels and be separated by a buffer- yard of at least ten (10) feet in width.
 - d. Be designed and constructed with architectural features so that the use of the structure for a parking garage is masked from the R-4 R-5, R-6 or BZ sides of the structure;
 - e. Be designed so that automobile headlamps are screened with an opaque structure to height of at least four (4) feet above any drive surface within the garage;
 - f. Screening shall use the architectural elements used in the building development and will incorporate at a minimum: architectural screening, awnings, Bahama shutters or

similar treatments to assure that the garage is both architecturally pleasing and provides a buffer for light intrusion and allows for privacy of adjacent or abutting residential neighbors; and

- g. Provide lighting fixtures which are cut-off fixtures or directed (aimed) so that they are not directly visible from any property in the R-4, R-5, R-6 or BZ district within two hundred (200) feet of the parking structure.
- 3. All parking garage entry or exit drives shall be architecturally designed with pavers and other aesthetic treatments which ensure that the drive area is consistent with the streetscape on either side of the drive.
- 4. All parking garages shall be designed in the same architectural style with the same materials and finishes at the principal building or buildings which are served by the garage structure.
- 5. No light fixture on the top floor of a parking garage shall be located at height above the surface of the top parking level of greater than three and one-half (3½) feet.

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