

Parking Areas

§ 154.35 DESIGN STANDARDS FOR PARKING AREAS

(A) Parking lots for industrial, commercial and recreational subdivisions and for residential subdivisions with multi-family units or single-family attached units shall be constructed in accordance with the following criteria:

(1) Parking area. The term "Parking Area" shall include the driving lanes, parking spaces, curbing, landscaping, lighting signs, pavement markings, guardrails and drainage.

(2) Sketches. The sketches entitled "Standard Parking Area Details" shall be a part of these minimum standards and shall be available in the Engineering Department for inspection.

(3) Pavement construction. The parking area pavement shall be constructed of minimum twelve (12") inches compacted and stabilized subgrade (minimum 40 LBR), minimum six (6") inches compacted limerock basecourse and minimum (1½ inches) compacted F.D.O.T. Type S-3 asphaltic surface course (in two lifts for residential subdivisions). No muck or other organic material shall be allowed under the pavement. The pavement shall have a cross slope of 2% and a longitudinal slope of 0.5% minimum for normal crown section. The pavement shall have a crown slope of 2.0% and a longitudinal slope of 1.0% minimum for inverted crown section on runs greater than 100 feet. The pavement shall have a crown slope of not less than 1.0% with an average slope of not less than 2.0% and a longitudinal slope of not less than 0.5% on runs less than 100 feet. The run is defined as the length of pavement between high and low elevations points. The lowest point in the pavement shall not be lower than an elevation of 6.0 feet M.S.L. All centerline turning radii must be minimum 50 feet.

(4) Curbing. All landscaped areas shall be provided with continuous concrete curbing around them. Extruded curbing, poured on top of the pavement shall be allowed provided that the pavement extends at least three inches behind the curb, the ends of the asphaltic surface course and limerock basecourse layers behind and underneath the curb are completely wrapped around by a heavy duty moisture barrier, material and installation to be approved by the City Engineer, and the curbing is anchored to the pavement with number four steel bars at ten foot intervals. Otherwise, F.D.O.T. Type D 6"x 18" or 16"x 12" curbing shall be provided.

(5) Driving lanes. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic and 12 feet for drive-thru/drop-off traffic. When parking spaces are provided at 60 degrees angle, the one-way driving lane shall be minimum 18 feet clear. A 24 inches wide white stop bar, along with 25 feet of double yellow lines, shall be provided at the end of each driving lane.

(6) Parking spaces. Standard parking spaces shall be minimum ten feet wide and 20 feet long. Angle parking shall be designed to provide a clear 10 feet by 20 feet rectangle for each parking space. Handicapped parking space shall be 12 feet by 20 feet minimum. Parking spaces for parallel parking or for compact cars shall not be allowed. The overhang portion of the vehicle (three feet maximum) may be unpaved and sodded. Continuous concrete curbing or individual six feet long concrete car stops shall be installed for each space. Provide four inches wide white lines on either side of each space identifying the limits of the space. The number of parking spaces shall conform to § 155.251 of the City Code of Ordinances.

(7) Pavement markings and signs. All pavement markings and signs shall conform to "Broward County Traffic Engineering" and "Manual of Uniform Traffic Control Devices" standards. All pavement markings shall be of thermoplastic material, except the four-inch white lines on either side of a parking space.

(8) Landscaping. All landscaping shall conform to the requirements of Chapter 153 of the City Code of Ordinances. All landscaped areas shall be provided with automatic lawn irrigation systems.

(9) Lighting. Lighting shall be provided to deliver an average illumination of one-half footcandle at any point within the parking area, for residential subdivisions and an average illumination of two footcandles with the parking area for non-residential subdivisions. The light poles shall be made of concrete, metal or fiberglass and all wires and cables shall be underground. Wooden poles and overhead lines shall not be allowed.

(10) Drainage. All drainage lines and structures shall be installed in accordance with the "Grading and Drainage Regulations and Standards. Broward County Transportation Department. Water Management Divisions, latest edition. Surface water along inverted crown shall be allowed to travel only in straight lines. Catch basins shall be provided at each change of direction.

(11) Guardrails. F.D.O.T. type guardrails shall be provided where the edge of the parking area pavement is closer than 14 feet from the top of the bank of a lake, canal or other waterway. The

guardrail shall be installed along the full length of such pavement, at a minimum clear distance of four feet.

(12) Enforcement. The city's Engineering Department shall be responsible to review plans, issue construction permits, conduct inspections and approve all parking areas in the city.

§ 150.95 PROPERTY MAINTENANCE CODE

(D) Minimum standards for private parking lots.

(1) All buildings and structures for private parking shall be maintained in a secure, safe, and attractive condition. Deteriorated or rusted metal covering on any such existing or subsequently constructed carport structure shall be repaired or replaced so as to render same in a safe and attractive condition that is neither physically nor visually a blighting influence.

(2) The off-street parking facilities shall be identified as to purpose and as to location when not clearly evident from a street or alley. Off-street parking facilities including access aisles and driveways shall be surfaced with Florida Department of Transportation Type S-3 asphaltic concrete course, and maintained in a smooth, well-graded condition without any potholes, pavement deterioration, surface irregularities, and any traffic/safety hazard, provided that driveways, access aisles, and parking spaces for churches and public and private schools and churches offering academic courses may be surfaced with grass or lawn.

(3) All off-street parking facilities for the use of public shall be drained so as not to cause any nuisance on adjacent or public property. All surface storm water shall be drained off the pavement for proper disposal to the designated areas or structures within a reasonable time, not to exceed six hours. All drainage lines and structures shall be maintained properly at all times to insure full efficiency.

(4) The lighting thereon shall be so arranged and designed as to prevent any glare or excessive light on adjacent property. Such facilities shall be arranged for convenient access and safety of pedestrians and vehicles. The lighting shall be maintained properly to deliver an average illumination of 2.0 foot candles

at any point within the parking facility for non-residential subdivisions and average illumination of one-half (1/2') foot candle for residential subdivision.

(5) All car stops, curbing and sidewalks shall be maintained properly to insure safe and convenient vehicle and pedestrian traffic at all times. Broken, damaged or loose car stops and curbing and sidewalks shall immediately be repaired/replaced.

(6) All pavement markings and signage shall be maintained properly at all times to conform to the standards of "Manual of Uniform Traffic Control Devices." All parking spaces, stop bars, directional arrows, centerlines, edge lines and other pavement markings shall be painted properly to be clearly visible and well defined at all times. Stop signs and all other signs shall be maintained properly at all times as to the size, height, material, design, location, visibility, clarity and other features to conform to the "Manual of Uniform Traffic Control Devices".

(7) The off-street parking facilities shall conform at all times to the site plan as approved by the city, including but not limited to the location and size of all regular and handicap parking spaces.

(8) All private commercial parking lots shall be inspected periodically at least once a year by the Engineering Department to insure proper maintenance and conformity to the approved site plan. The owner, tenant, manager, or their agent shall be notified in writing of any discrepancies and shall, within 30 calendar days from the time of notification, correct the discrepancy.