

Article 3: Zoning Districts

Part 7: Overlay Zoning Districts

155.3703. ATLANTIC BOULEVARD OVERLAY DISTRICT (AOD)

E. Modified Development Standards

2. Off-Street Parking

a. Minimum Number of Spaces Required

~~ii. Nonresidential and Mixed-Use Development~~

~~No off-street parking spaces are required for any nonresidential or mixed-use development constructed by or have a valid building permit as of January 4, 2016. Nonresidential or mixed-use development permitted thereafter shall be subject to the following standards for minimum number of off-street parking spaces:~~

- ~~(A) Nonresidential development with a gross floor area totaling less than 25,000 square feet: No parking spaces required.~~
- ~~(B) Nonresidential development with a gross floor area totaling 25,000 square feet or more: one space per 1,000 square feet of gross floor area, or major fraction thereof.~~
- ~~(C) Mixed use development: one space per 500 square feet of gross floor area devoted to nonresidential uses, or major fraction thereof, and one space per 1,000 square feet of gross floor area devoted to residential uses, or major fraction thereof.~~

ii. Selected off-street parking reductions for Retail Sales and Service Uses, Eating and Drinking Establishments, Professional Office, or Hotel uses constructed by or having a valid building permit as of January 4, 2021.

(A) Retail Sales and Service Use: Off-Street parking is reduced only for the following.

- (1) No off-street parking spaces are required for a change in use of an existing building.
- (2) No off-street parking spaces are required for a new principal structure or accessory structure located on property of one-acre or less.
- (3) The above reductions in (1) and (2) are not applicable to Funeral Home or Mortuary, Laundromat, or Consignment Boutique.

(B) Eating and Drinking Establishments: Off-Street parking is reduced as follows:

- (1) No off-street parking spaces are required for a change in use of an existing building.

The strikethrough of 155.3703.E.2.a.ii was recommended at the December 2015 P&Z Hearing

At the December 2015 P&Z Hearing, the creation of a revised 155.3703.E.2.a.ii was recommended. Language highlighted in yellow is new for this request.

(2) No off-street parking spaces are required for a new principal structure or accessory structure located on property of one-acre or less

(3) One parking space per 8 persons of maximum occupancy capacity of customer service area is required for a new principal or accessory structure located on property greater than one-acre.

(4) The above reductions in (1), (2), and (3) are not applicable to Nightclub or Hall For Hire.

(C) **Professional Office Use:** No off-street parking spaces are required for a change in use of an existing building on the 2nd floor or above.

(D) **Hotel Use:** Off-Street parking is reduced as follows:

(1) No off-street parking spaces are required for a change in use of an existing building.

(2) No off-street parking spaces are required for a new principal structure or accessory structure located on property of one-acre or less

iii. Selected off-street parking reductions for Residential Uses vertically integrated within a Mixed Use Development constructed by or having a valid building permit as of January 4, 2021.

(A) For purposes of this subsection, Mixed Use Development shall mean developments that vertically integrate residential uses with Retail Sales and Service Uses, Professional Office Uses, Bar or Lounges, Brewpubs, Restaurants, or Specialty eating or drinking establishments.

(B) The off-street parking requirement for the residential use is reduced as follows:

(1) No off-street parking spaces are required for a change in use of an existing building.

(2) No off-street parking spaces are required for a new principal structure or accessory structure located on property of one-acre or less

Language highlighted in yellow is new for this request.