ORDINANCE NO. 13-25

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 10 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE; ADDING A NEW SECTION 10-4.308, LOW IMPACT DEVELOPMENT; AMENDING SECTION 10-4.401. REDEVELOPMENT ALLOWANCES; AMENDING SECTION 10-7.545, NUMBER OF OFF-STREET PARKING SPACES; AMENDING SECTION 10-7.546, OFF-STREET PARKING SPACE STANDARDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

SECTION 1. The Code of Laws of Leon County, Florida, is hereby amended by adding Section 10-4.308, which reads as follows:

Sec. 10-4.308. Low Impact Development.

(a) *Generally.* Low impact development (LID) is a comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the predevelopment hydrologic conditions of developing watersheds. LID is a manner of land development that seeks to mimic predevelopment hydrology to protect watercourses, habitat, baseflow and groundwater recharge. It also protects water quality by minimizing the pollutant loading from developed areas to our surface waters. The basic premise of LID is to decentralize stormwater treatment by reducing runoff and designing infiltration techniques before the runoff reaches the stormwater facility.

(b) *Minimization of directly connected impervious area.* It is the intent of this subsection to minimize directly connected impervious area in an effort to improve water quality treatment by decentralizing stormwater runoff and percolating this runoff wherever possible. Environmental permit applications that include stormwater treatment, with the exception of projects located in the Multi-Modal Transportation District, must demonstrate that directly connected impervious area is minimized to the greatest extent practicable, i.e., swales versus piped system.

(c) *LID options*. The following are examples of LID options that will be evaluated on a case by case basis by using acceptable engineering practices with verification that maintenance entities are provided to ensure that the LID will provide continuing benefits after construction:

1. Bioretention;
2. Retaining natural vegetation;
3. Minimize directly connected impervious areas;
4. Pervious pavement;
5. Green roofs;
6. Rain gardens;
7. Rain barrels/cisterns;
8. Resource efficient landscapes;
9. Stormwater reuse; and
10. Vegetated swales.

(d) *Minimum Standards*. The following are determined to be acceptable LID techniques for which credit shall be available (other techniques may be approved at the discretion of the County Administrator or designee):

(1) **Shallow retention areas.** This category includes bioretention areas, inverted landscape areas and planted retention areas, if these areas are less than two feet in depth and integrated within the landscaped areas of a site. Landscape credit for these shallow retention areas shall be provided at a ratio of 2:1 toward the landscape area requirement in Section 10-4.344 after all other landscaping requirements, including interior landscaping requirements, have been met. These retention areas may provide stormwater treatment credit if recovery requirements have been met.

(2) **Natural area on residential lots.** Stormwater treatment will not be required for areas on residential lots specifically designated as "conservation area," intended to remain in a natural predevelopment condition. If possible, conservation areas should be located on the downstream side of the lot to provide infiltration of runoff from impervious areas. "Conservation Areas" shall be so indicated on the site plan, plat, or environmental permit for the development. Covenants and Restrictions for residential subdivisions shall include specific language to ensure preservation of dedicated areas. The treatment volume for the subdivision must meet the minimum state water quality treatment standards.

(3) **Pervious pavement.** Pervious pavement techniques utilize a variety of materials and construction designs that allow movement of stormwater flow through sustainable materials that contain pores or separation joints with eventual seepage into a base material. Types of pervious pavement include, but are not limited to, porous asphalt and

concrete, plastic or concrete grid systems with gravel-filled voids, and grass pavers/turf blocks (gravel, asphalt millings, crushed limerock or equivalent are not considered pervious pavement).

Pervious pavement is required for parking as required in Section 10-7.545. Credit toward landscaping and stormwater treatment requirements are as follows:

a) Grass pavers/turf blocks. Landscape credit for grass pavers/turf blocks shall be provided at a ratio of 1:1 toward the landscape area requirement in Section 10-4.344 after all other landscaping requirements, including interior landscaping requirements, have been met.

b) For calculating the treatment volume required for pervious pavement, initially such surfaces shall be assumed to be 100 percent impervious, then deductions in the required treatment volume for such areas can be taken that is equivalent to:

(i) The porosity of the pavement material multiplied by the thickness of the paving material multiplied by a safety factor of five-tenths.

(ii) If, and only if, the soils immediately underlying the pavement for a depth of 18 inches have a permeability of three inches per hour or greater, as demonstrated by onsite percolation tests, then a further deduction can be taken equivalent to the porosity of the soil strata multiplied by four inches multiplied by a safety factor of five-tenths.

(iii)The above deductions will be allowed provided that the applicant specifically commits, in the Stormwater Operating Permit, to regularly sweep/vacuum the area covered with pervious pavement and to verify the percolation capacity of the pavement upon each renewal of the operating permit.

(4) **Green roofs.** A green roof is a roof of a building that is partially or completely covered with non-invasive vegetation and a growing medium, planted over a waterproofing membrane. The purpose of a green roof is to absorb and treat rainwater, provide insulation, create habitat for wildlife and mitigate the heat island effect. Landscape credit for the green roof area shall be provided at a ratio of at least 1:1 toward the landscape area requirement in Section 10-4.344 after all other landscaping requirements, including interior landscaping requirements, have been met. Appropriate credit for water quality treatment provided shall be applied towards the applicable treatment requirements for the development. Appropriate credit shall be calculated based upon the actual water quality benefit provided by the green roof as calculated by a licensed engineer applying professionally acceptable standards.

(5) **Resource efficient landscapes.** Resource efficient landscapes must use in-situ native soils, avoid soil compaction, provide wildlife habitat, reduce cover of turfgrass species, use native plant species best adapted to the conditions present before planting and will not need supplemental water, fertilizer and pesticides once established. Landscape credit for resource efficient landscapes shall be provided at a ratio of 1.5:1 toward the landscape area requirement in Section 10-4.344 after all other landscaping requirements, including interior landscaping requirements, have been met.

(6) **Stormwater reuse.** Reuse of stormwater for irrigation of landscaping and natural areas can assist in retaining stormwater runoff onsite. In all areas where retention is not required and recovery cannot be met solely by percolation, reductions to the treatment volume will be given for irrigation of stormwater on a case by case basis. The treatment volume for the areas draining to the stormwater pond must still meet the minimum state water quality treatment standards.

(e) *LID Credit.* All LID techniques must include provisions for maintenance and enforcement to ensure that the original design remains intact and continues to provide the benefits originally designed. Except as otherwise provided herein, credit towards water quality requirements shall be given on a 1:1 basis and shall be based upon the actual water quality benefit provided by the LID technique as calculated by a licensed engineer based upon professionally acceptable methodology. Credits must be reviewed and approved by the County Administrator or designee based on the site conditions and proposed LID techniques. The County Administrator or designee will provide clarification and/or interpretation of requirements in this section if multiple interpretations become the source of conflict.

SECTION 2: Section 10-4.401 of the Code of Laws of Leon County, Florida, is hereby amended to read as follows:

Sec. 10-4.401. Redevelopment allowances.

(a) In the unincorporated area of the County, when redevelopment is occurring and when the demolition or removal of the principal structure or 50 percent or more of the impervious surface existing on a site is occurring, it is the intent of this section to allow for the following modifications to this article:

(1) *Allowances.* The following allowances apply to parcels with impervious area greater than or equal to 25 percent of the parcel existing on or before January 1, 2004, if there is no reduction to special development zone requirements and the requirements of section 10-4.202:

a. Only 1/2 of the landscaping area requirements of sections 10-4.344, 10-4.347 (1)a., and (2) shall be applied except the minimum landscape island area shall remain 400 sf.

b. Section 10-4.351 (e)(4)a. (40 percent canopy coverage of parking areas) shall not apply.

c. Trees preserved shall receive double the credit listed in section 10-4.349.

d. A parcel may utilize section 10-4.346 if no impacts are proposed to preservation areas.

e. If no increase in impervious area is proposed, section 10-4.302 2.a. is presumed to be met.

f. If ~~full~~water quality treatment is provided as required by this article, then the parcel may utilize 50 percent of the existing impervious in the rate control and downstream analysis calculations required in section 10-4.302.

g. Site specific stormwater standards in Section's 10-4.301(2), 10-4.301(3) and 10-4.301(4) may be reduced up to 50% for all previously developed areas if stormwater treatment is provided by retention. The treatment volume for these areas must still meet the minimum state water quality treatment standards.

(2) *Variances.* Where a redevelopment site can not meet the requirements of specific stormwater management, landscape, and tree protection requirements of division 3, a variance may be sought by submitting an application to Leon County Growth and Environmental Management Department in accordance with the requirements in section 10-2.347.

* * *

SECTION 3. Section 10-7.545 of the Code of Laws of Leon County, Florida, is hereby amended to read as follows:

Sec. 10-7.545. - Number of off-street parking spaces.

(a) The standard number of off-street parking spaces required for specific land uses is established in schedule 6-2, below. The actual number of parking spaces provided in association with any proposed use may, at the developer's discretion, be equivalent to a range of number of parking spaces based upon the zoning district in which the development is located, pursuant to the following table:

Zoning District	Allowed Number of Parking Spaces
R, UF, LTRUF, RC, WRC, LP, RP, RA, OS, OA-1	95% - ~~105~~ 100% of standard in Schedule 6-2; up to 5% may be allowed over the standard, but shall be of an approved pervious material.
R1, R2, R3, R4, R5, OR-1, MH, MRC	85% - ~~110~~ 100% of standard in Schedule 6-2; up to 10% may be allowed over the standard, but shall be of an approved pervious material.
OR-2, MR-1, C-1, BC-1, BOR, M-1, I, MRCN, NBO	80% - ~~115~~ 100% of standard in Schedule 6-2; up to 15% may be allowed over the standard, but shall be of an approved pervious material.
AC, BC-2, BCS, OR-3, CM, C-2, CP, IC, UP-1, UP-2	75% - ~~115~~ 100% of standard in Schedule 6-2; up to 15% may be allowed over the standard, but shall be of an approved pervious material.
DRI, PUD	Development-specific schedule to be included in approved development application.

Any deviation from the range of required parking established within the table above, would require approval or approval with conditions by the parking standards committee.

Surface parking areas in excess of the ~~requirements~~ standard identified in Schedule 6-2 of this division shall be of an approved pervious material, unless determined that pervious material would be more damaging to the environment or would not comply with accessibility requirements.

SCHEDULE 6-2

Required Parking Spaces

~~RESIDENTIAL~~

	Use	Min. Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Required Bicycle Spaces	Notes
		RESIDENTIAL			
1.	Conventional detached	1,2 and 3 bedrooms: ~~2~~ 1.5 spaces/unit* ** 4 bedrooms: ~~3~~ 2 spaces/unit* **	100/0	0	* If on-street parking is not permitted or is restricted on the unit's street frontage, then 1 visitor parking space shall be required. The visitor space shall be located not more than 100 feet from the unit's street frontage. ** Resident parking spaces may be tandem.
2.	Cluster/multifamily development: -Resident parking*	1 Studio/bedroom: 1 space/unit ~~1 bedroom:~~ ~~1.5 spaces/unit~~ 2,3 or more bedrooms: ~~2.0~~ 1.5 spaces/unit	100/0	0.10 per required parking space	* Resident parking spaces may be tandem. ** On-street parking provided in accordance with the dimensions required for parallel spaces may count toward visitor parking requirements. These spaces must be located within the maximum distances specified in Section 10-~~1028(d)(2)~~ 7.544(d)(2).
	-Visitor parking**	0.5 space/unit	50/50		
3.	Housing for the elderly	To be determined by the parking standards committee*			* Developer shall submit a parking study.

	Use	Min. Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Required Bicycle Spaces	Notes
4.	Mobile home parks: -Resident parking* -Visitor parking**	 ~~2~~ 1.5 spaces/unit 0.25 spaces/unit	 100/0 50/50	 0	* Resident parking spaces may be tandem. ** On-street parking provided in accordance with the dimensions required for parallel spaces may count toward fulfilling visitor parking requirements. These spaces must be located within the maximum distances specified in Section 10-~~1028(d)(2)~~ 7.544(d)(2).
			COMMERCIAL		
5.	Uses located in commercial shopping centers	1 space/~~250~~ 350 square feet ~~or~~ of gross floor area	~~75/25~~ 70/30	0.10 per required parking space	
6.	Auto repair/service station	~~1 space/300 square feet of gross floor area~~ 2 per service bay plus 1 per 2,000 square feet of gross floor area	~~75/25~~ 70/30	0	
7.	Auto sales	1 space/400 square feet of gross floor area*	~~75/25~~ 70/30	0	* Areas for vehicle display shall utilize pervious material to the greatest extent possible.
~~8.~~	~~Auto service station~~	~~2 spaces plus 4 for each service bay~~	~~75/25~~	~~0~~	
~~9~~8.	Auto washing	~~2 spaces~~1 space/washing stall	~~75/25~~ 70/30	0	

	Use	Min. Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Required Bicycle Spaces	Notes
~~10.~~ 9.	Barbershops or beauty parlors	1 space/~~150~~ 250 square feet of gross floor area	~~75/25~~ 70/30	0.10 per required parking space	
~~11.~~ 10.	Bank, savings and loan	1 space/~~250~~ 400 square feet of gross floor area	~~75/25~~ 70/30	0.10 per required parking space	
~~12.~~ 11.	Hotel, motel	~~1~~ .75 space per unit	~~75/25~~ 70/30	0	
~~13.~~ 12.	Lumberyards, nurseries	1 space/~~250~~ 350 square feet of gross floor area for retail sales plus 1 space/2,000 square feet of outdoor area devoted to displays and storage	~~75/25~~ 70/30	2	
~~14.~~ 13.	Offices:				
	-Administrative business and professional	1 space/~~300~~ 350 square feet of gross floor area* **	50/50	0.10 per required parking space	* For on-site parking facilities containing 1,000 or more parking spaces, the parking requirement shall be 1 space per 500 square feet of gross floor area for parking spaces required in excess of 1,000. ~~** For an office building of 6 or more stories in height and which contains less than 250,000 square feet of gross floor area of office uses, the parking requirement shall be 1 space per 300 square feet of gross floor area.~~
	- Government	1 space/~~300~~ 350 square feet of gross floor area* **	50/50	0.05 per required parking space	

	Use	Min. Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Required Bicycle Spaces	Notes
~~15.~~ 14.	Restaurants: -All restaurants except fast food -Fast food restaurant	1 space/~~125~~ 200 gross square feet of floor area up to 6,000 gross square feet plus 1 space/~~75~~ 150 gross square feet of floor area over 6,000 square feet 1 space/~~300~~ 350 square feet of gross floor area	~~75/25~~ 70/30 ~~75/25~~ 70/30	0.10 per required parking space 0.25 per required parking space	
~~16.~~ 15.	Retail, general (i.e. department stores, markets, etc.)	1 space/~~250~~ 350 square feet of gross floor area	~~75/25~~ 70/30	0.10 per required parking space	
~~17.~~ 16.	Retail, furniture and appliance	1 space/1000 square feet of gross floor area	~~75/25~~ 70/30	0.05 per required parking area	
~~18.~~ 17.	Elementary and junior high schools	~~2~~ 1.5 spaces/classroom	~~75/25~~ 70/30	5.00 per required parking space*	* Bicycle spaces for teachers and visitors should be separate from spaces for students.
~~19.~~ 18.	Senior high schools	4 3.25 spaces/classroom	~~75/25~~ 70/30	~~1.00~~ 2.50 per required parking space	
~~20.~~ 19.	Colleges	4 3.25 spaces/classroom	~~75/25~~ 70/30	~~0.50~~ 3.00 per required parking space	

	Use	Min. Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Required Bicycle Spaces	Notes
~~21.~~ 20.	Convenience food stores	1 space/~~250~~ 300 square feet of gross floor area	~~75/25~~ 70/30	0.10 per required parking space	
HEALTH SERVICES					
21.	Convalescent and nursing homes	1 space/4 beds	~~75/25~~ 70/30	0.10 per required parking space	
22.	Medical and dental offices and clinics, veterinary hospitals and clinics	1 space/~~200~~ 250 square feet of gross floor area	~~75/25~~ 70/30	0.5 per required parking space	
INDUSTRIAL USES					
~~24.~~ 23.	Manufacturing	1 space/750 square feet of gross floor area devoted to manufacturing for the first 20,000 square feet plus the required parking for area devoted to other uses; 1 space/2,000 square feet for the second 20,000 square feet. 1 space/4,000 square feet for floor area in excess of 40,000 square feet	50/50	0.10 per required parking space	

	Use	Min. Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Required Bicycle Spaces	Notes
24.	Warehouse	1 space/1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing plus the required footage devoted to other uses. 1 space/2,000 square feet for the second 20,000 square feet. 1 space/4,000 square feet for floor area in excess of 40,000 square feet	50/50	.05 per required parking space	
25.	Reserved				
		ENTERTAINMENT AND RECREATION			
26.	Arcades, games	1 space/~~200~~ 300 square feet of gross floor area	~~75/25~~ 70/30	0.20 per required parking space	
27.	Bowling alleys, billiard halls	4 3 spaces/alley plus ~~2~~ 1.5 for each billiard table plus required parking for other uses on the site	~~75/25~~ 70/30	0.20 per required parking space	
28.	Commercial stables	1 space/5 stalls boarded on the site	~~75/25~~ 70/30	0.10 per required parking space	
29.	Driving range (golf)	1 space/tee plus required parking for any other uses on the site	~~75/25~~ 70/30	0.10 per required parking space	
30.	Golf course (regulation)	~~6~~ 5 spaces/hole plus required parking for any other uses on the site	~~75/25~~ 70/30	0.10 per required parking space	

	Use	Min. Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Required Bicycle Spaces	Notes
31.	Miniature golf	1 space/3 holes plus required parking for any other uses on the site	~~75/25~~ 70/30	0.10 per required parking space	
32.	Parks (public or private)	To be determined by the parking standards committee*	~~75/25~~ 70/30		* Developer must submit a parking study.
33.	Skating rinks	1 space/~~200~~ 300 square feet of gross floor area	~~75/25~~ 70/30	0.25 per required parking space	
34.	Tennis, handball and racquetball facilities	2 spaces/court plus required parking for additional uses on the site	~~75/25~~ 70/30	0.25 per required parking space	
35.	Health club	1 space/~~150~~ 200 square feet of gross floor area*	~~75/25~~ 70/30	0.25 per required parking space	* Swimming pool shall be counted as floor area.
36.	Theaters, movies: - Single screen -Multiscreen	1 space/4 seats 1 space/4 seats	~~75/25~~ 70/30	0.10 per required parking space	
		MISCELLANEOUS			
37.	Auditoriums	1 space/~~100~~ 200 square feet of gross floor area	~~75/25~~ 70/30	0.10 per required parking space	

	Use	Min. Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Required Bicycle Spaces	Notes
38.		1 space/~~100~~ 200 square feet of chapel, sanctuary or assembly area*	~~75/25~~ 70/30	0.10 per required parking space	* May be all pervious material unless determined by parking standards committee to require impervious parking
39.	Day care, preschools, nursery schools	1 space/~~250~~ 300 square feet of gross floor area, if adequate drop-off facilities are provided*	~~75/25~~ 70/30	0.10 per required parking space	* Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to load and unload children safely. The adequacy of drop-off facilities shall be determined by the transportation engineer based on standard traffic safety principles.
40.	Model home	2 spaces/model home plus 1 space/salesperson * **	100/0	0	* Salesperson space may be a vacant garage space in the model home. ** On-street parking adjacent to the site frontage may count toward fulfilling required parking if doing so does not produce a shortage or residential parking or obstruct traffic.
41.	Utilities	To be determined by the parking standards committee*			*Developer must submit a parking study.
42.	Libraries	To be determined by the parking standards committee*	~~75/25~~ 70/30	0.20 per required parking space	* Developer must submit a parking study.

(b) For any use not listed in schedule 6-2, the county administrator or designee, upon review of the proposed use, shall specify the required number of loading spaces to be provided, using generally accepted traffic engineering practices and standards.

SECTION 4. Section 10-7.546 of the Code of Laws of Leon County, Florida, is hereby amended to read as follows:

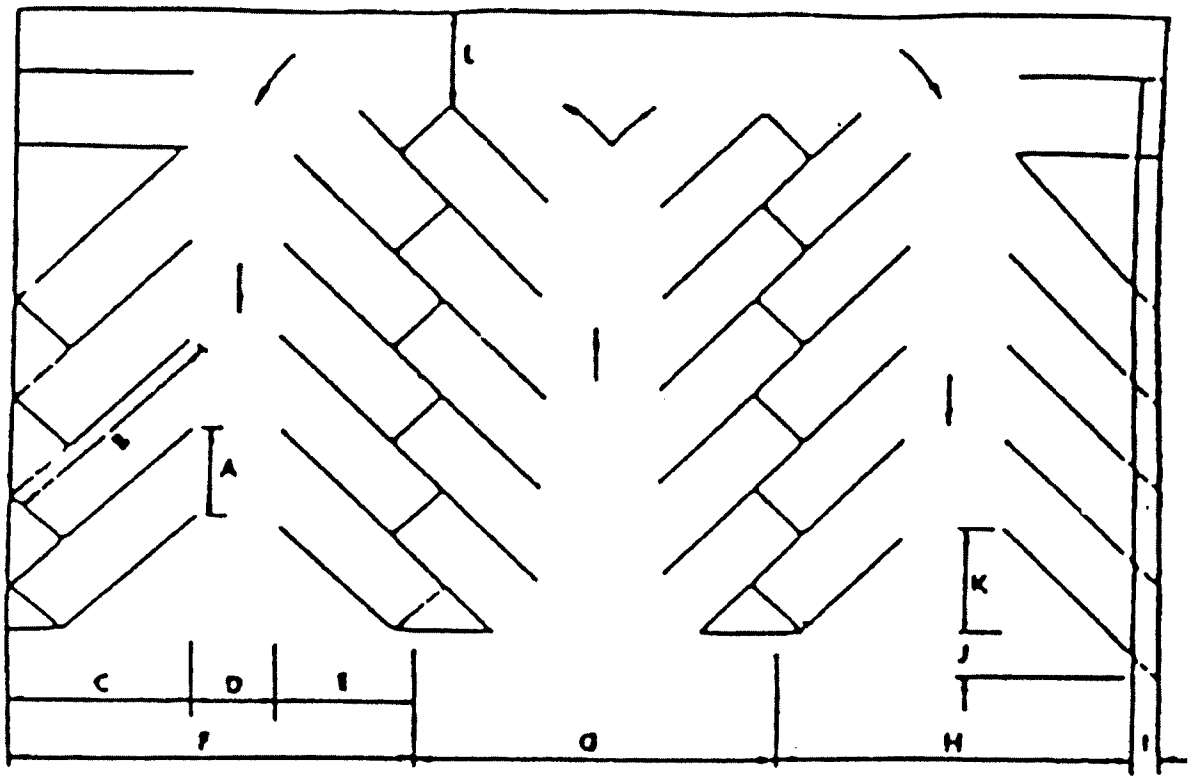
Sec. 10-7.546. - Off-street parking space standards.

(a) *Regular car parking.* The minimum dimensions for required off-street spaces shall be as depicted in schedule 6-3 and schedule 6-4 below:

SCHEDULE 6-3
REGULAR CAR PARKING

Dimension	Schedule 6-4	0 Deg	45 Deg	60 Deg	75 Deg	90 Deg
Stall width, parallel to aisle	A	9.0	12.7	10.4	9.3	9.0
Stall length of line	B	24.0	24.5	21.4	19.5	18.0
Stall depth to wall	C	9.0	17.0	18.5	19.0	18.0
Aisle width between stall lanes	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	9.0	14.8	17.0	18.3	18.0
Module, wall to interlock	F	30.0	43.8	51.5	59.3	60.0
Module, interlocking	G	30.0	41.6	50.0	58.6	60.0
Module, interlock to curb face	H	30.0	41.8	49.4	56.9	58.0
Bumper overhang (typical)	I	0.0	1.5	1.8	2.0	2.0
Offset	J	-	6.3	2.7	0.5	0.0
Setback	K	24.0	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	-	24.0	24.0	24.0	24.0	24.0

Regular Car Off-Street Parking Stall Layout
Diagram 6-4



(b) *Compact car parking.* Parking for compact cars may be provided for up to ~~25~~ 30 percent of the required parking, according to the following conditions:

(1) Compact car parking may be provided only for parking areas that have ten or more spaces.

(2) For 90-degree compact parking, the minimum stall width shall be eight feet and the minimum stall length shall be 16 feet. There need be no provision for bumper overhang for compact parking.

(3) Compact parking spaces must be designated as being for the exclusive use of compact cars through the use of signs or pavement marking.

(4) The overall design of a parking lot incorporating spaces for compact cars must be reviewed and approved by the county administrator or designee.

(5) The parking layout dimensions (in feet) for 8 foot compact parking stalls at various angles are shown below in schedule 6-5.

SCHEDULE 6-5
COMPACT CAR PARKING

Dimension	Schedule 6-4	0 Deg	45 Deg	60 Deg	75 Deg	90 Deg
Stall width, parallel to aisle	A	8.0	11.3	9.2	8.3	8.0
Stall length of line	B	22.0	24.0	20.5	18.2	16.0
Stall depth to wall	C	8.0	17.0	17.8	17.6	16.0
Aisle width between stall lanes	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	8.0	11.7	14.3	16.0	16.0
Module, wall to interlock	F	28.0	43.2	48.1	53.3	56.0
Module, interlocking	G	28.0	43.2	48.1	53.3	56.0
Module, interlock to curb face	H	28.0	43.2	48.1	53.3	56.0
Bumper overhang (typical)	I	0.0	0.0	0.0	0.0	0.0
Offset	J	0.0	5.7	2.3	0.6	0.0
Setback	K	22.0	11.3	8.0	4.1	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	-	24.0	24.0	24.0	24.0	24.0

(c) *Parking for handicapped persons.* Any parking area 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 the requirements of F.S. §§ 316.1955 and 316.1956, or succeeding provisions. No parking space required for the handicapped shall be counted as a parking space in determining compliance with section 10-7.545, but optional spaces for the handicapped shall be counted. All spaces for the handicapped shall be paved.

(d) *Parking surfaces.* Except for single-family and two-family dwellings and agricultural uses, every off-street parking area shall be surfaced with a material that provides a durable and dust-free surface, as approved by the county administrator or designee, upon consultation with appropriate representatives of the public works department. However, parking for seasonal uses and portions of off-street parking lots not used on a regular basis may be exempted from the paving requirements above. Determination of the granting of exemptions shall be made by the parking standards committee.

(e) *Miscellaneous.* When determination of the number of off-street spaces required by this article results in a fractional space, the fraction of one-half or less may be disregarded, and a fraction in excess of one-half shall be counted as one parking space. In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, and/or which contains an open assembly area, the occupancy shall be based on the maximum occupancy rating given the building by the fire marshal. Gross floor area shall be the sum of the gross horizontal area of all floors of a building measured from the exterior faces of the exterior walls.

SECTION 5. Conflicts. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this Ordinance, except to the extent of any conflicts with the Tallahassee-Leon County Comprehensive Plan, as amended, which provisions shall prevail over any parts of this Ordinance which are inconsistent, either in whole or in part, with the Comprehensive Plan.

SECTION 6. Severability. If any section, subsection, sentence, clause, phrase or portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. Effective date. This ordinance shall be effective according to law.

DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this 10th day of December, 2013.

LEON COUNTY, FLORIDA

BY: _____
KRISTIN DOZIER, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST:
BOB INZER, LEON COUNTY CLERK
OF THE COURT AND COMPTROLLER
LEON COUNTY, FLORIDA

BY: John Stott, Deputy Clerk

APPROVED AS TO FORM:
LEON COUNTY ATTORNEY'S OFFICE

BY: _____
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY