

CHAPTER 10 – TRANSPORTATION MANAGEMENT

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DRAFT

CHAPTER 10 - TRANSPORTATION MANAGEMENT**Section 1000 ~~907.9.3.~~ Rights-of-Way Standards**~~722.1.3. Rights-of-Way.~~

~~722.1.3.1. Circulation.~~ Road rights-of-way shall be ~~built~~ reserved and dedicated as necessary to widen or extend streets; establish or enhance traffic circulation; provide safe ingress/egress, and conform to the requirements of the Comprehensive Plan.

~~907.9.3.1. Minimum s~~ Street rights-of-way ~~widths standards~~ shall be as indicated ~~on the Major Thoroughfare Plan in the Public Works Standards,~~ and ~~as this Section follows.~~

1000.1. ~~722.1.3.2. Rights-of-Way Reservation/Dedication; Future Traffic Circulation Map.~~

A. Proposed Development. The land lying within ~~or abutting the~~ a proposed development, which is ~~included shown~~ on the Future Traffic Circulation Map ~~as intended to become a public street,~~ shall be reserved or dedicated to Manatee County ~~in accordance with the following: to the extent required pursuant to Section 722.1.3.3.2.~~

~~722.1.3.3. Future Traffic Circulation Map and Rights-of-Way Protection Ordinance:~~

~~722.1.3.3.1. This Section 722.1.3.3 shall be known and cited as the Rights-of-Way Protection Ordinance.~~

~~722.1.3.3.2. When a site scheduled for improvements or development encompasses or abuts any roadway included on the Future Traffic Circulation Map;~~

1. ~~(i)~~ Subject to the County making an individualized determination of rough proportionality of the needed right-of-way to the transportation impacts generated by the applicant's project based upon a traffic impact analysis, in accordance with applicable case law and based upon competent and substantial evidence, the County shall require the applicant to dedicate land to accommodate:
 - ~~a. (a) i~~ in the event the development encompasses the roadway, the full width of the right-of-way needed for such roadway, or
 - ~~a.b. (b) i~~ if the development abuts such roadway, one-half (½) the width of the roadway. All dedications shall be to the extent of the legal interest of the property owner. Such dedication shall not relieve the developer from obtaining a Certificate of Level of Service;
2. ~~(ii)~~ An applicant may voluntarily dedicate, and the County may, in its discretion, accept the road right-of-way needed for all or a portion of such roadway pursuant to a development agreement or other contract that is supported by mutual consideration and is legally binding upon the applicant and its successors in interest; or
3. ~~(iii)~~ An applicant shall be required to reserve, and maintain an appropriate future right-of-way setback (in addition to all other setbacks and buffers required under this Code) sufficient to accommodate (a) in the event the development encompasses the roadway, the full width of the right-of-way needed for such roadway, or (b) if the development abuts such roadway, one-half (½) the width of the roadway. In either case the applicant will not be required to dedicate such rights-of-way.

~~The County shall:~~

B. ~~722.1.3.3.3. Divided Sites.~~ In the case of property ~~devoted to several different uses, if~~ proposed to be divided into two or more discrete sites ~~for purposes of an application for development approval,~~ and the impacts of development approval would be associated with only one of such discrete sites, the applicant shall be required to reserve or dedicate, as the case may be, rights-of-way only along or encompassing the portion of the road way shown on the Future Traffic Circulation Map that crosses or abuts such discrete site.

C. ~~722.1.3.3.8. On-Site Thoroughfare Construction. Missing Segments.~~ Where there are missing segments in the thoroughfare system or new thoroughfares are to be constructed which are designated on the Future Traffic Circulation Map, such portions of the segments or new thoroughfares lying within the proposed development shall be improved by the developer along with other required improvements in accordance with the requirements of this Code.

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D. ~~722.1.3.3.4. Center Line~~ For the purposes of the reservation or dedication, the center line of the future rights-of-way shall be the center line of any roadway that presently exists at that location, unless determined otherwise by the Department Director.

~~722.1.3.3.5. The owner of any property abutting a roadway included on the Future Traffic Circulation Map, or any other interested party with written concurrence of the owner, who certifies in writing that he has a bona fide present intention to seek rezoning, or other type of development approval for such property, may request in writing from the Planning Director, upon forms or in a manner prescribed a determination regarding any matter which under Section 722.1.3.3.2 is discretionary.~~

Commented [LDI1]: Provision not necessary

E. ~~722.1.3.3.9. Facilities~~. No structures or parking, landscaping, or retention required facilities by this Code shall be located within the land needed to accommodate the full width of the right-of-way needed for such roadway as shown on the Future Traffic Circulation Map, including without limitation land reserved or dedicated pursuant to this Section 722.1.3.3.2. The Department Director may allow certain facilities in such areas where it is determined that because of location, configuration, or other characteristics unique to that property, such prohibition of such facilities from said land would deprive the owner thereof any opportunity to continue an established use or to make some reasonable use of the property.

1000.2. Exceptions

A. ~~722.1.3.3.6. Land for Roadways~~. The dedication of land for roadway purposes will not be required ~~under Section 722.1.3.3.2.(i)~~ where the Department Director determines that because of ~~that the~~ location, configuration, or other characteristics of the property, or other circumstances peculiar to the particular site, such dedication:

1. ~~(i)~~ Would be disproportionate to the relative impacts of the proposed development upon the road system, ~~or~~
2. ~~(ii)~~ Would deprive the owner thereof of any opportunity to continue an established use or to make some reasonable use of the property, provided that, if feasible, a lesser dedication consistent with the impacts of the subject development upon the road system may be required.

~~722.1.3.4. Circulation and Traffic Control. To facilitate on and off-site traffic circulation, a developer shall construct or install street signs at each intersection of the development, any traffic controlling techniques (signalization, turn lanes, service roads, deceleration lanes, etc.) and provide for adequate horizontal and vertical sight distances, as provided in the Manatee County Public Works Standards or deemed necessary by the County Engineer in accordance with professional engineering and roadway standards, when the need for improvement is directly attributable to the development.~~

Commented [LDI2]: Section 722.1.3.4 Does not belong in LDC. Standards in PW Manual.

~~722.1.3.5. Street Designations. All streets, whether public or private, shall be designated and approved by the Building and Development Services Department in conformance with Section 742, Street and Structure Numbering Standards. Street signs will be required in accordance with the Street Addressing Standards for all public and private streets. On Terra Ceia Island the provisions of Chapter 65-695, Laws of Florida, Special Acts (1975), shall apply.~~

Commented [LDI3]: Section 722.1.3.5 Does not belong in LDC. Standards in PW Manual.

B. ~~722.1.3.6. Exemptions-Interstates~~. The provisions of this Section shall not apply to Interstates and other similar limited access highways.

Section 1001 ~~907.9. Streets Standards~~.

~~722.1.2.1. General~~ All improvements required for both proposed public and private rights-of-way in or around a proposed development shall be built in accordance with this section and this Code, to the Manatee County Public Works Standards, and shall be installed at the expense of the developer. ~~Manatee County Development Standards and as required by the Planning Department in accordance with professional engineering standards. If any discrepancy is discovered between this section and the Public Works Standards or any other County policy, the most stringent and restrictive specification, condition, and/or directive shall apply. All improvements shall be installed at the expense of the developer.~~

1001.1. ~~742~~ Required Access to Lots.

A. ~~742.1. Intent~~. It is the intent of this Section to provide for adequate access to lots for egress and ingress, emergency vehicle access, proper maintenance of streets, inspection, related governmental functions, and for the protection of public safety, health and welfare.

B. Primary Access Requirements. Primary access to lots and developments shall be provided as follows.

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1. ~~712.2. General Requirements. All streets proposed to be public streets shall be built to County Standards, as delineated in the Manatee County Transportation Standards and this Code. All streets proposed to be private streets shall be built in accordance with Section 740. No Building Permit for a substantial improvement or for the establishment of a new single-family or multi-family use shall be issued by the County Building Official unless the lot has adequate access to a street or easement which is open for use and which is identified and complies with one of the following:~~

Commented [LEA4]: General Requirements repeats a previous section

~~712.2.1. Public Streets in New Subdivisions.~~

- ~~a. 712.2.2. Public Streets other than Public Streets in New Subdivision. A street which has been constructed in conformance with the Manatee County Public Works Standards, Manatee County Transportation standards or is listed in the official and approved inventory of County-maintained, public streets, and which:~~
- ~~i. 712.2.2.1. Has been dedicated or conveyed by plat, deed, or other legal process and accepted as a public street by the State of Florida or the Manatee County of Manatee; or~~
- ~~ii. 712.2.2.2. Has become a public street by act of Florida law.~~
- ~~b. 712.2.3. Streets Not Accepted for Maintenance (Emergency Maintained). For A street not constructed to Manatee County Public Works Standards, Manatee County Transportation Standards or not listed in the official and approved inventory of County-maintained streets, Building Permits shall only be issued when the owner has complied with may be allowed as long as the following conditions are met:~~
- ~~i. 712.2.3.1. The applicant has shall submitted verifiable proof of ownership of the lot or property to the Department Director/County Building Official, and; and~~
- ~~ii. 712.2.3.2. The lot owner has executed and delivered to the Transportation Director. The applicant shall submit an executed maintenance responsibility affidavit and agreement between the lot owner and the County which complies with Section 712.2.3.3 below, and the affidavit and agreement have been approved for approval by the Department Director as provided in the Manatee County Public Works Standards/Transportation Director. After acceptance by the Transportation Director, the affidavit and agreement shall be recorded with the Clerk of the Circuit Court. A copy of the recorded affidavit and agreement shall be on file with the Department Director/Transportation Director.~~
- ~~712.2.3.3. The affidavit and agreement shall contain, as a minimum, the following information:~~
- ~~712.2.3.3.1. An Acknowledgement by the applicant, which shall bind himself, his heirs, assignees, grantees, purchasers for value and successors in interest, that the County shall not be responsible for the maintenance of the street until the street has been improved or constructed to County standards and accepted by the Transportation Director.~~
- ~~712.2.3.3.2. An acknowledgement by the applicant, which shall bind himself, his heirs, assignees, grantees, purchasers for value and successors in interest, to participate in any project pursuant to a County initiated participation project for the construction of the roadway.~~
- ~~712.2.3.3.3. An acknowledgement by the applicant, which shall bind himself, his heirs, assignees, grantees, purchasers for value and successors in interest, that the County assumes no liability or responsibility for any construction, improvements or work performed on the street by private individuals.~~
- ~~712.2.3.3.4. That the applicant shall cause the filing and recording of the affidavit and agreement with the Clerk of the Circuit Court and shall mail notice of the filing and recording of the affidavit and agreement to any heir, assignees, grantee, purchaser for value or successor in interest upon the transfer of the real property or structure associated herewith within a reasonable time after such filing.~~
- ~~712.2.3.3.5. The owner/applicant has provided construction drawings which indicate the construction of a stabilized base meeting minimum county standards.~~
- ~~c. 712.2.4. Private Streets. A pPrivate streets that which has ve been approved and constructed in compliance with the Manatee County Public Works Standards and in accordance with Section 740 and recorded with the Clerk of the Circuit Court. Refer to Section 740 for other private street construction requirements.~~

Commented [LDI5]: Moved sections 712.2.3.3 thru 712.2.3.3.5 to PW Manual

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2. ~~712.2.5. Private Internal Roadway(s)~~ Private Commercial Access. A private internal roadway Utilizing ~~cross-access easements~~ with an adjacent parcel or parcels, which ~~does specifically meet~~ the commercial node frontage requirements stipulated in the Manatee County Comprehensive Plan. The private internal roadway shall be specifically identified and designated on a plan as an easement for vehicular travel of the public and the easement(s) shall be duly recorded with the Clerk of the Circuit Court.

- a. The joint use of the private internal roadway(s) shall be strictly limited to small and medium commercial subdivisions or individual commercial or industrial lots of record that can utilize the private internal roadway provision.
- b. Approved access ~~is~~ shall be restricted to a site where the proposed use, though located on a parcel that is within the distance criteria of a small or medium commercial node, as defined in the Manatee County Comprehensive Plan, does not have frontage on a roadway classified as a collector or arterial shown on **Map 5B** of the Manatee County Comprehensive Plan. Each private internal roadway shall be specifically identified and designated on a plan as an easement for vehicular travel of the public, and the easement(s) shall be duly recorded with the Clerk of the Circuit Court.

Commented [LD16]: simplified private streets requirements

3. ~~712.2.7. An Ingress and Egress Easement, subject to the following:~~

- a. ~~712.2.6.~~ A recorded, non-exclusive ingress/egress, utility and drainage easement may provide the required access to a single-family semi-detached lot which has been created by the split of an existing duplex, where only one (1) unit of the duplex faces the street, and therefore the rear unit did not have frontage on the street.
- b. ~~An Ingress/Egress Easement~~ with a minimum width of twenty (20) feet may be used for access in the A, A-1, RSF, RDD, RMF and VIL zoning districts for access to one single family dwelling unit, or one existing, permitted, manufactured mobile home unit in the A District, in lieu of public or approved private streets, see the Manatee County Public Works Standards Manual for additional requirements under the following conditions:

- ~~712.2.7.1. The easement shall serve one (1) lot only, which meets the minimum district size;~~
- ~~712.2.7.2. An affidavit for maintenance shall be recorded with the easement. The affidavit shall state that it is the sole responsibility of the applicant to both construct and maintain the easement in a condition suitable for daily travel by residents and access for emergency vehicles. The affidavit shall also eliminate any County responsibility for the easement and acknowledge that if there is a time in the future when the resident wishes the County to take over maintenance of the easement, it is the responsibility of the resident to create a public street and build it to County standards prior to takeover by the County. This affidavit shall contain language stating that the owners of the two lots shall split any assessment fees for roads, water or sewer assessed to the frontage of the property. The lot with frontage shall not bear the entire cost of the assessment.~~
- ~~712.2.7.3. The easement provides for an adequate turnaround area for emergency vehicles which meets Manatee County Transportation Standards.~~
- ~~712.2.7.4. The easement shall be constructed with a stabilized base and subbase to be approved by the Transportation Director.~~
- ~~712.2.7.5. All Ingress and Egress Easements shall be recorded with the Clerk of the Court in a manner to run with the land before issuance of building or access and drainage permits. The required Affidavit shall also be recorded with the easement at this time. All such easements shall grant Manatee County exclusive vehicular access rights. The easement shall be reviewed by the Transportation Department and the County Attorney's Office prior to issuance of the Access and Drainage Permit.~~
- ~~712.2.7.6. Such ingress/egress easements shall not be allowed in established subdivisions or for use as a resubdivision. Such easement shall not be allowed in the creation of a new subdivision.~~
- ~~712.2.7.7. A subdivision shall not be required for the creation of access to one lot by easement, unless the creation of this lot is the third lot from the parent parcel.~~
- ~~712.2.7.8. An affidavit shall be filed that grants access to the easement to the lot being split and~~

Commented [LD17]: Moved sections 712.2.7.1 thru 712.2.7.11 to traffic manual.

~~accessed by easement. These documents shall be provided prior to approval of the easement for access.~~

~~712.2.7.9. No new lot shall be created by utilizing access by easement across any existing flag lot.~~

~~712.2.7.10. Minimum Lot Frontage. The minimum required lot width shall be met for any lot proposing to grant an access easement. If the lot does not contain this minimum frontage, then access by easement shall not be allowed.~~

~~712.2.7.11. The access easement may cross only one (1) lot to provide access to another parcel. These easements that cross more than one (1) lot shall not be permitted for this type of approval.~~

~~c. 712.2.9. Access to Unmanned Utility Uses. Access by easement shall be allowed for access to any unmanned utility facilities shall be allowed access by easement in all zoning districts for occasional maintenance, in all zoning districts.~~ The easement shall cross only one (1) lot, and shall be recorded in conjunction with any required ~~A~~administrative ~~P~~permit approval for the utility use. This shall not include communications towers covered in ~~Section 704.59531.36.~~

C. 712.2.8. Second Means of Access Required. All residential developments or parts of phases thereof, containing more than one hundred (100) residential dwelling units; and all professional, commercial, and manufacturing development, or parts of phases thereof, containing more than fifty (50) lots, shall have a second separate means of access (street), ~~which shall afford an alternate means of safe entry to and egress from the development (see second means of access, Diagram A).~~ Secondary access roads must meet the following standards:

Commented [LD18]: Changed this requirement to a more tangible measurement as 50 commercial lots are unusual.

1. The second means of access (street) shall have ~~the~~ access to a through street, either public or private, constructed to ~~e~~County standards, and other than that street on which the primary access is located, ~~(see Diagram A, Number 1 preferred).~~

2. If a second means of access is not available to another street, another direct access street to the same primary access street is acceptable if the primary access street is a public bi-directional thoroughfare ~~available for travel in either direction~~, and separated from the other access by a minimum of three hundred (300) feet ~~(see Diagram A, Number 2). If a separate secondary access street other than from another street or a separate secondary access street from the same primary street separated by at least three hundred (300) feet is not available; then~~ The separation of three hundred (300) feet-foot separation may be reduced ~~subject to other design considerations addressing fire protection, public safety, traffic, storm water management and other Manatee County Public Works Standards~~ Manatee County Development Standards (see Diagram A, Number 3).

Commented [LD19]: Clarified this section.

3. ~~Upon request of the property owner submitting an application for a Planned Development Residential, where~~ Where a specific design incorporates site security elements for ~~the a residential~~ planned development residential; the Board, and the Department Director ~~Planning Director and Design Review Committee~~ may consider an alternative design for the construction of the secondary means of access ~~within or at the property line, subject to the following:~~

a. The alternative design shall incorporate specific security provisions to allow satisfactory ingress by emergency vehicles.

b. The right-of-way design standards for width and radii shall be adhered to. ~~In addition,~~

c. ~~the~~ The design shall retain the construction of appropriate utilities and drainage requirements.

d. The security components shall include the construction of and maintenance criteria for security gates and signage, in addition to the road base and surface stability for emergency vehicles.

e. The area above the ground surface shall remain free and unobstructed to allow ready access by emergency vehicles to the planned development.

D. Cross Access Exception.

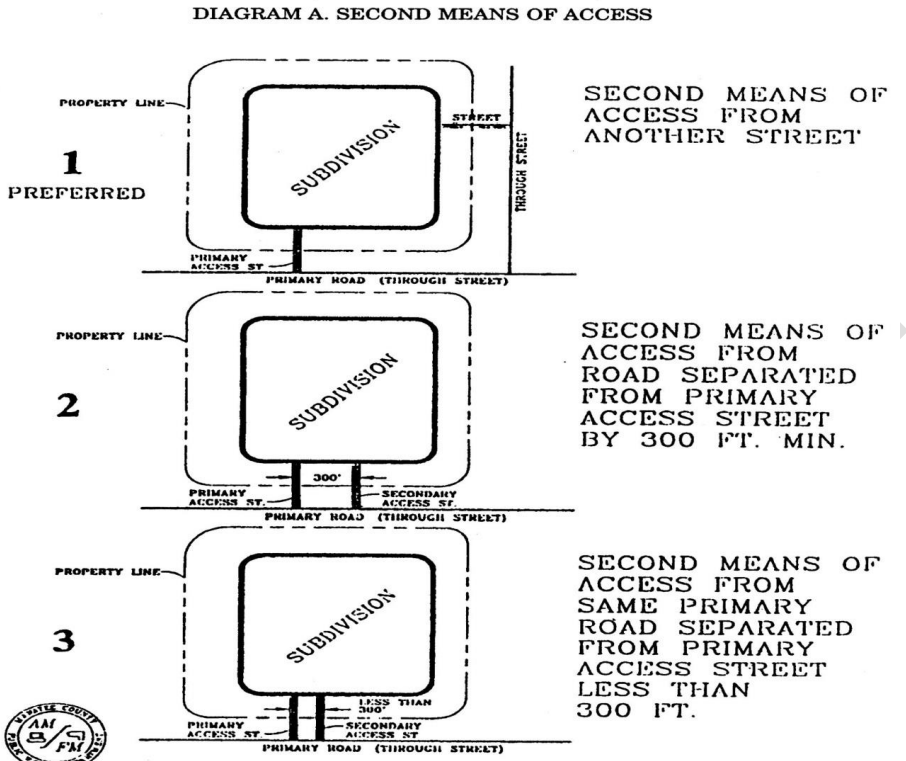
Commented [LEA10]: From the Comprehensive Plan, Traffic Element Policy: 5.2.2.12

1. Purpose. Required by the Comprehensive Plan for greater transportation mobility between adjacent properties impacting thoroughfares.

2. Standard for Exception. Findings must be made addressing the following:

- a. No logical connection(s) can be established which would improve system mobility; or
- b. Compatibility concerns are created due to creation of undesirable travel routes.

Diagram A



712.3. Frontage.

All lots and parcels of land shall have frontage along an approved public or private street, pursuant to the requirements set forth in Section 702.4.4; except an existing duplex in the **Operation Face Lift area** as defined in section 702.4.4, which has been split into two (2) single-family semi-detached units where the rear unit obtains access to the street via a recorded, non-exclusive ingress/egress, utility and drainage easement.

Commented [LD111]: This section repeats old section 702.4.4 (new #304.2.4). No need to repeat.

Section 1001.1001.2. 907.9.1. Arrangement of Streets.

- A. 907.9.1.1. Alignment.** All streets shall be properly integrated and aligned with the existing and proposed system of thoroughfares and local streets.
- B. 907.9.1.2. Through Traffic.** Local streets shall be arranged in a manner that discourages their use by through traffic as major thoroughfares.
- C. 907.9.1.3. Street Extension.** Local streets shall be extended to the property limits of the subdivision to allow for the logical future extension of the streets into adjacent developed or undeveloped land ~~and to new and existing adjacent developments adjacent~~ to complete the inter-neighborhood road system ties. Non-egress easements prohibiting access to streets or adjoining property shall not be permitted unless the easement is designated in accordance with the Manatee County Public Works Standards and is dedicated to Manatee County.

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- ~~D. 907.9.1.4 **Emergency Vehicles.** All streets shall be arranged in a manner which minimizes difficulty of access by emergency vehicles.~~
- ~~907.9.1.5. All streets shall be arranged to ensure free circulation of traffic with a minimum number of intersections.~~
- ~~E. 907.9.1.6. **Comprehensive Plan.** The integrating of the road system shall be determined in accordance with the Comprehensive Plan by the Planning Department.~~
- ~~F. 907.9.1.7. **Access.** Each lot created in a subdivision shall have access to a public street. No subdivision shall be approved unless its street system is connected to a paved public or private street. In subdivisions consisting of six (6) or more lots, all lots shall have direct access to a paved public street or private street approved pursuant to Section 1001.740.~~

1001.3. Section 741 Limited Access on Major Thoroughfares.

~~741.2. Purpose and Intent~~

~~To maximize the operational efficiency and safety of high-volume through traffic thoroughfares, the County, MPO or State has determined that certain roadways shall be designated as controlled access facilities. Refer to the Public Works Standards for more information. implement the Interlocal Agreement for University Parkway, between Manatee County and Sarasota County, which designates University Parkway as a controlled access facility, and to implement Comprehensive Plan Policy 5.2.2.3.~~

~~741.1 Applicability:~~

~~These regulations apply to all property fronting on or taking access from any of the following listed major thoroughfares:~~

- ~~University Parkway, between U.S. 301 and SR 70 (including future construction);~~
- ~~State Road 70 between Interstate I-75 and Verna Bethany Road;~~
- ~~State Road 64 between Interstate I-75 and County Road 675 (Waterbury Road); and~~
- ~~U.S. Highway 41 between 49th Street East (Experimental Farm Road) and the north Manatee County Line~~
- ~~U.S. 301 between I-75 and Fort Hamer Road~~

~~741.3. University Parkway~~

~~741.3.1. Definitions: The following terms are defined for the purposes of Section 741.3.~~

- ~~Median Opening Intersection shall mean any opening within the University Parkway median that allows any intersection crossing and turning movements for vehicles to any street or driveway connecting to University Parkway.~~
- ~~Right Turn Intersection shall mean any access connection (Street or driveway) to University Parkway not creating a Median Opening Intersection and allowing only right run in/right turn out ingress to or egress from University Parkway.~~
- ~~Temporary Right Turn Intersection shall mean, any access approved prior to January 1, 1994, that provides vehicular ingress to and/or egress from University Parkway; or any new right turn intersection not meeting the Right Turn Intersection location criteria.~~

~~741.3.2. Provisions: Cross Access Easement: When vehicular traffic is projected to exceed seventy-five (75) vehicle trips per day on the subject property, a thirty (30) foot wide vehicular cross access easement(s) to adjacent parcels shall be granted to adjoining property owners and the public in a location acceptable to the Manatee County Planning Department.~~

~~Median Opening Intersection:~~

~~Median Opening Intersections shall be allowed only at the following University Parkway intersections:~~

- | | |
|--|---|
| Kentucky/28th Street Court East | DeSoto Road/Park Boulevard (extension through Longwood Run Development, former McIntosh Road); |
| Shade Avenue | Saunders Road (extension); |
| Tuttle Avenue | Honore Avenue; |

Commented [LDI12]: Moved to PW Manual

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~~Lockwood Ridge Road
Conservatory Drive
Whitfield Avenue~~

~~Cooper Creek Road/Brown Road; or
As otherwise approved by the Board.~~

- ~~— Median Opening Intersections, are limited to a minimum average of one half (½) mile spacing. Right Turn Intersections: Right Turn Intersections Prohibited: Between Interstate 75 and State Road 70, Right Turn Intersections shall not be permitted; and Projects shall provide a thirty-foot wide vehicular cross-access easement or frontage road to adjoining parcels, generally to run parallel to University Parkway.~~
- ~~— Right Turn Intersections shall include adequate deceleration and acceleration traffic lanes upon University Parkway.~~
- ~~— Right Turn Intersections shall be a minimum of six hundred and sixty (660) feet from a Median Opening Intersection or another Right Turn Intersection.~~
- ~~— A Right Turn Intersection shall be permitted within each area as indicated below,~~
 - ~~— 1. Between US 301 and Shade Avenue. None~~
 - ~~— 2. Between Shade Avenue and Tuttle Avenue, located on a centerline six hundred sixty (660) feet west of the centerline of Tuttle Avenue.~~
 - ~~— 3. Between Shade Avenue and Tuttle Avenue, on a centerline one thousand and six hundred sixty (1,660) feet west of the centerline of Tuttle Avenue and equally positioned on a property line common to the parcels known as the "Whitcomb" and "County Line Groves" parcels or within two hundred (200) feet east or west of the common property line, provided that if not located on the common property line, then a mutually agreed upon unified development plan and access plan for the two (2) parcels shall be required.~~
 - ~~— 4. Between Tuttle Avenue and Lockwood Ridge Road beginning at seven hundred (700) feet west of the west right-of-way line of Lockwood Ridge Road and extending an additional two hundred twenty-eight (228) feet westward.~~
 - ~~— 5. Between Tuttle Avenue and Lockwood Ridge Road beginning at eight hundred (800) feet east of the centerline of Tuttle Avenue and extending an additional two hundred (200) feet.~~
 - ~~— 6. Between Lockwood Ridge Road and Conservatory Drive beginning at eight hundred sixty-five (865) feet west of the east right-of-way line of Lockwood Ridge Road and extending an additional four hundred thirty (430) feet eastward.~~
 - ~~— 7. Between Conservatory Drive and Honore Avenue beginning at one thousand one hundred forty (1,140) feet west of the centerline of Honore Avenue and extending an additional one hundred (100) feet westward.~~
 - ~~— 8. Between Honore Avenue and I-75 beginning at eight hundred fifty (850) feet east of the centerline of Honore Avenue and extending an additional two hundred (200) feet eastward.~~
 - ~~— Temporary Right Turn Intersections: A new single Right Turn Intersection, approved after January 1, 1994, for any parcel shall be permitted until the traffic generated by the development exceeds seventy-five (75) vehicles per day based on latest edition of the Institute of Transportation Engineers' Trip Generation Manual.~~
 - ~~— Discontinuation of use: Temporary Right Turn Intersections shall be eliminated when access becomes available to a Median Opening Intersection, Right Turn Intersection, or by a vehicular cross-access easement to the above.~~

Commented [LD113]: Deleted wording conflicts with 903.3.2

Figure 1 - Access Management for University Parkway West

Commented [LDI14]: Moved Figure 1 to pw manual

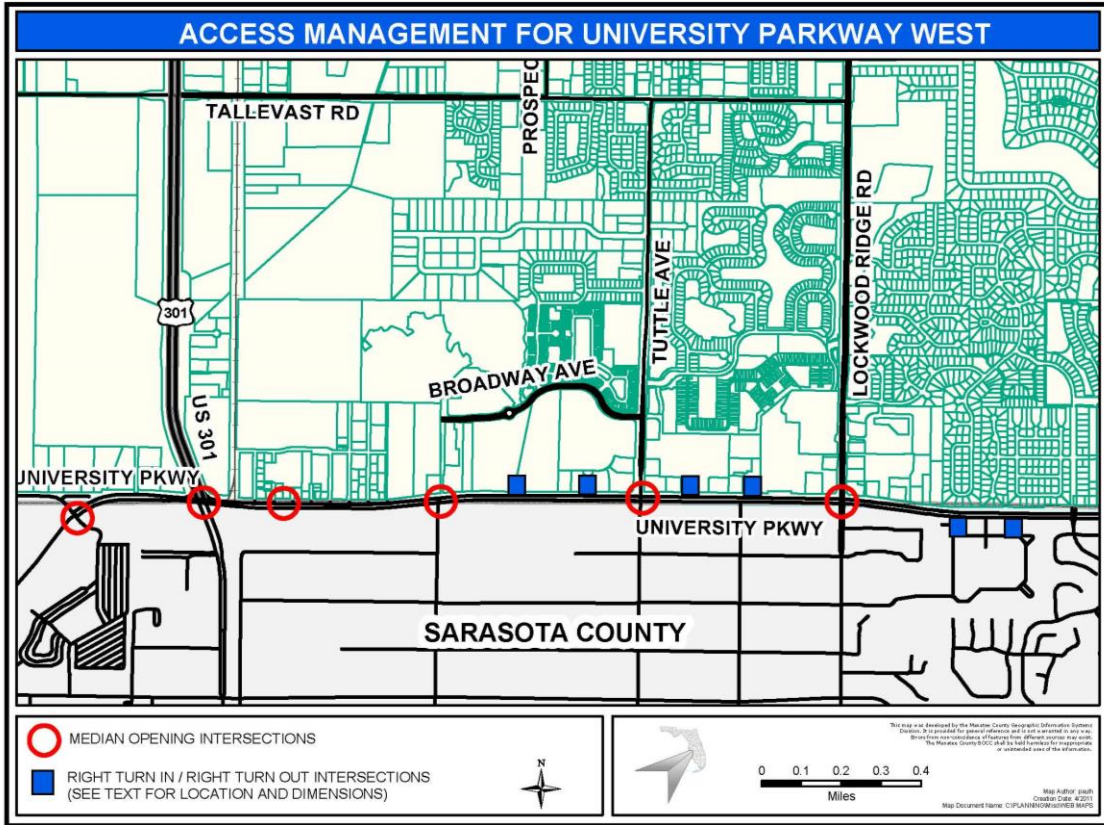
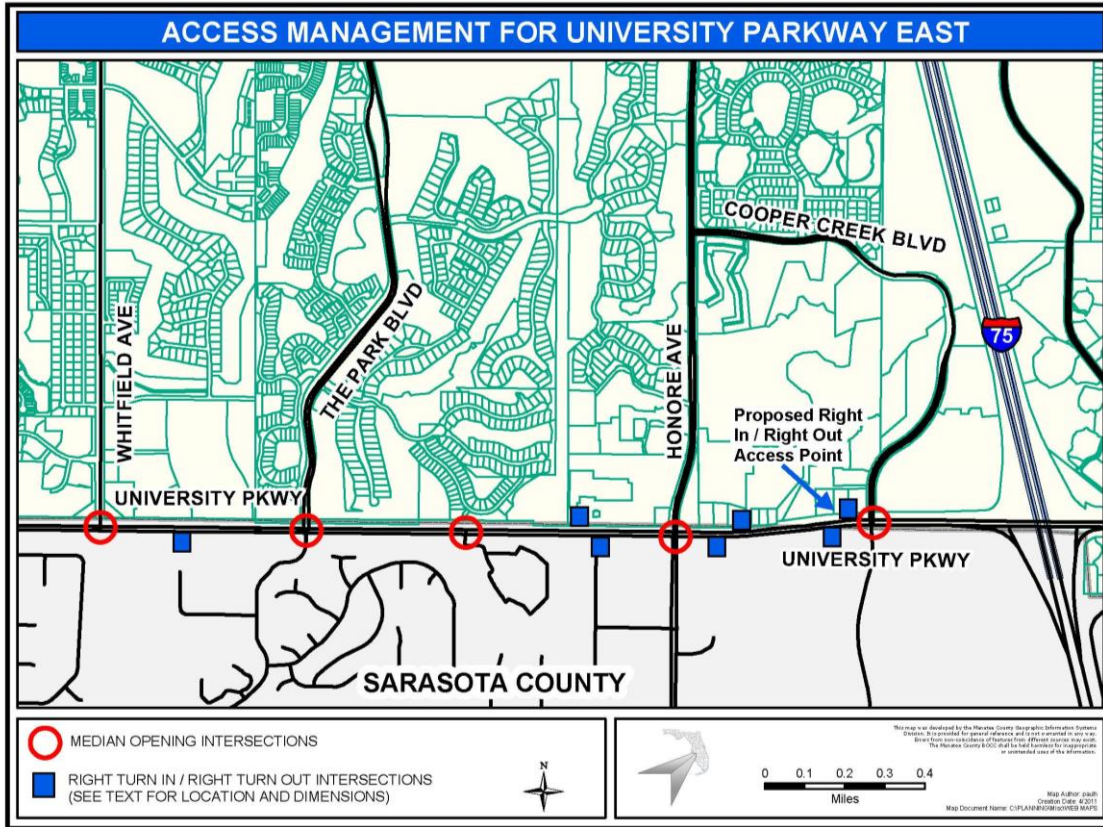


Figure 2 - Access Management for University Parkway East



~~741.4 Other Listed Thoroughfares:~~

~~741.4.1. All new direct and indirect access points shall be coordinated with the Planning Department, Transportation Department and the FDOT.~~

~~741.4.2. Approval of such access points shall include provision of sufficient right-of-way for parallel frontage roads or other means of facilitating cross-access between parcels.~~

Commented [LDI15]: Moved to PW Manual

1001.4. 907.9.2. Street Design Standards.

~~722.1.3.3.7. Off-site Thoroughfare Improvements. It is the intent of this section to provide general standards for streets, alleys, dead end streets, half streets, gated streets and cul-de-sacs, and to ensure that adequate ingress and egress is provided to the general public. Construction and/or improvements to off-site thoroughfares designated on the Future Traffic Circulation Map shall be required in accordance with the provisions of the Comprehensive Plan. All other streets shall be designed according to the Manatee County Public Works Standards Manual and the following.~~

~~907.9.2.1. Streets shall be designed so as to intersect as nearly as possible at right angles. The approach to an intersection should be approximately at right angles for a minimum of one hundred fifty (150) feet on thoroughfares and arterials, and fifty (50) feet for minor residential streets. Maximum deviation from ninety (90) degree angle (a line perpendicular to the right-of-way line) at the intersection shall be fifteen (15) degrees.~~

Commented [LDI16]: Street Design Standards moved to PW Manual

- ~~907.9.2.2. Within residential subdivisions, "T" intersections are preferable to four-way intersections, and no intersection shall have more than four street approaches.~~
- ~~907.9.2.3. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections of the opposite side of the street. Street jogs with center line offsets of less than one hundred twenty five (125) feet crossing local streets and four hundred (400) feet crossing thoroughfares and arterials are prohibited. Intersections with thoroughfares and arterials, shall be at least eight hundred (800) feet apart, unless turn lanes on the thoroughfare are provided.~~
- ~~907.9.2.4. All public streets shall be constructed in accordance with the Manatee County Public Works Standards, and shall have a minimum pavement width of twenty four (24) feet. No curbing shall be used in calculating the required pavement width. Reductions of street pavement and right-of-way widths shall be considered by the Planning Director or Board, as applicable, for projects within the overlay districts on a case by case basis.~~
- ~~907.9.2.5. Curve radii on all streets shall be adequate for the design speed of the street in accordance with the Manatee County Public Works Standards and established engineering standards.~~
- ~~907.9.2.6. Property lines and the back of curb lines at intersections shall be rounded with a minimum radius as follows:~~

Intersection Type	Minimum Radius*
Local Street with a Local Street	i. 25 feet
Local Street and a Thoroughfare	ii. 35 feet
Thoroughfare with a Thoroughfare	iii. 50 feet

~~*In some instances a larger radius may be required by the Transportation Director in accordance with the Florida Department of Transportation standards.~~

- ~~907.9.2.7. All street and intersection grades shall be as specified in the Manatee County Public Works Standards. Where any street intersection will involve a feature that would create a traffic hazard by terminating visibility, the developer shall remove the feature to the extent necessary to provide an adequate vertical and horizontal sight distances as stipulated in established engineering standards.~~
- ~~907.9.2.8. All public streets shall be constructed to Manatee County Public Works Standards, Urban Street Standards, except that Manatee County's Rural Street Standards may be used for local streets which serve lots of one (1) acre or more.~~
- ~~907.9.2.9. The street designation shall be in accordance with Section 742.~~
- ~~907.9.2.10. Temporary street designation signs shall be erected at the time when building permits are issued in that portion of a development at all points where permanent signs will be required. Complete visibility of street designation signs shall be maintained by the developer until the temporary signs are replaced by permanent signs.~~

~~740 Private Streets~~

~~740.1. Intent.~~

~~It is the intent of this section to provide requirements and general standards for all private streets and to ensure that adequate ingress, egress, emergency vehicle access, proper maintenance of streets, inspection, and the protection of public safety, health and welfare is provided to the general public.~~

~~740.2. General Requirements.~~

~~The following requirements and conditions shall be strictly adhered to for all private streets. The establishment of any new private street shall require that a subdivision plat be approved. The conversion of an access or ingress/egress easement to a private street shall not require subdivision plat approval. Requests for modification of any requirements listed in Section 740 may only be granted in conjunction with a subdivision or planned development.~~

~~740.2.1. Private streets are allowed in any planned development zoning district if approved as part of the planned development approval process. Private streets are allowed in any other zoning district upon approval by the Planning~~

Commented [LEA17]: Section 740 moved to PW manual

~~Director:~~

~~740.2.2.-The land upon which an existing private street was constructed prior to the adoption of this Code shall clearly be identified either as a separate parcel or as an easement for highway purposes and duly recorded with the Clerk of the Circuit Court. The land upon which a new private street in all new subdivisions is to be constructed shall clearly be identified as a separate parcel of land to be owned under common ownership with all other parcels which are under common ownership and maintained by a property owners association (refer to 902.740.4), and duly recorded as same with the Clerk of the Circuit Court.~~

~~740.2.3.-Under no circumstances shall a private street become public and listed in the official and approved inventory of County streets unless said private street is specifically approved by the Board for acceptance subject to public hearing process set forth in this Code; and that the subject private street shall meet all the current standards for public streets as set forth in the Manatee County Public Works Standards and this Code, prior to acceptance by the Board.~~

~~740.2.4.-The applicant for all private streets shall furnish the following documents in their entirety, as a condition of approval:~~

~~740.2.4.1.-The applicant has submitted verifiable proof of the ownership of the lot or property to the Planning Director;~~

~~740.2.4.2.-The owner has executed and delivered to the Planning Director, an affidavit and agreement between the owner and the County which complies with Section 902.740.2.4.3 below, and the affidavit and agreement have been approved by the Planning Director. After acceptance by Planning Director, the affidavit and agreement shall be recorded with the Clerk of the Circuit Court. A copy of the recorded affidavit and agreement shall be on file with both the Environmental Management Director and the Planning Director. All costs associated herewith shall be borne by the applicant.~~

~~740.2.4.3.-The affidavit and agreement shall contain, as a minimum, the following information:~~

~~740.2.4.3.1.-An Acknowledgement by the applicant, which shall bind himself, his heirs, assignees, grantees, purchasers for value and successors in interest, that the County shall not be responsible for the maintenance of the street until the street has been improved or constructed to County standards and accepted by the Board;~~

~~740.2.4.3.2.-An acknowledgement by the applicant, which shall bind himself, his heirs, assignees, grantees, purchasers for value and successors in interest, to participate in any project pursuant to a County initiated participation project for the construction of the roadway;~~

~~740.2.4.3.3.-An acknowledgement by the applicant, which shall bind himself, his heirs, assignees, grantees, purchasers for value and successors in interest, that the County assumes no liability or responsibility for any construction, improvements or work performed on the street by private individuals; and~~

~~740.2.4.3.4.-That the applicant shall cause the filing and recording of the affidavit and agreement with the Clerk of the Circuit Court and shall mail notice of the filing and recording of the affidavit and agreement to any heir, assignee, grantee, purchaser for value or successor in interest upon the transfer of the real property or structure associated herewith within a reasonable time after such filing.~~

~~740.2.4.4.-Agreement for Reciprocal Access. The applicant shall provide an easement or other appropriate documentation signed by all property owners adjoining the property under the private street, granting access to each other, with the application for private street approval. Each property owner shall grant each other the right of ingress, egress and access across the private street. Upon approval, this agreement shall be recorded in the Public Records of Manatee County, Florida, by the applicant.~~

~~740.2.5.-The structural requirements for construction of all private streets including utilities, highway and stormwater components and systems shall adhere to the Manatee County Public Works Standards, and be approved by the Planning Director. The applicant shall be required to have a Pre-application conference with the Planning and Growth Management Divisions.~~

~~740.2.6.-The minimum design considerations which shall be adequately addressed by the applicant's engineer for all private street applications not built to County Standards, and which shall be approved by the Planning Director include:~~

~~740.2.6.1.-Safe vehicular travel;~~

~~740.2.6.2.-Structural stability of all construction;~~

~~740.2.6.3. Traffic standards as set forth in Section 733;~~

~~740.2.6.4. Utility distribution, power, sewer, cable, potable water, stormwater and fire protection routing, location, sizing and inter-neighborhood ties;~~

~~740.2.6.5. Horizontal and vertical sight distances;~~

~~740.2.6.6. Emergency vehicle maneuverability and access;~~

~~740.2.6.7. Logical future extension of inter-neighborhood ties for streets and utilities. Private streets shall not be used for inter-neighborhood ties;~~

~~740.2.6.8. The entrance to the private street from the public street shall adhere to Sections 907.9.2.1, 907.9.2.3, 907.9.2.5, 907.9.2.6 and 907.9.2.7 for continuity of satisfactory highway design;~~

~~740.2.6.9. The visibility triangle requirements as set forth in Section 713;~~

~~740.2.6.10. A stormwater roadway system shall be provided to ensure that the street stormwater runoff does not flow onto adjoining property except into water courses or acceptable drainage structures with appropriate drainage flowage rights thereto; and~~

~~740.2.6.11. The minimum travel lane width for each lane shall be twelve (12) feet and a minimum of two lanes.~~

~~740.2.6.12. The private street shall not interfere with the completion of officially proposed County utilities, drainage, roads and other public facilities.~~

~~740.2.6.13. The private street shall be located, designed and buffered or screened, as necessary to protect adjacent properties of different ownership.~~

~~740.2.6.14. All private street applications shall be reviewed by the Planning Director and Public Safety Director prior to approval.~~

~~740.2.6.15. A copy of the deed or other legal instrument which grants or provides the legal right to use the private street by the abutters shall be recorded with the Clerk of the Circuit Court. A title opinion shall be furnished to the County indicating that the instrument provides legal access to all of the parcels which the proposed private street is to serve.~~

~~740.2.6.16. Street designation signage as required by Section 742 shall be provided by the applicant.~~

~~740.2.6.17. All lots, after approval of the private street application shall front on either a public or private street.~~

~~740.2.6.18. The minimum street width shall be fifty (50) feet.~~

~~740.2.6.19. Where interneighborhood ties are needed by Manatee County, private streets shall not be approved.~~

~~740.2.7. The following design considerations shall also be satisfactorily addressed by an engineer, architect, or landscape architect.~~

~~740.2.7.1. The private street shall be located and buffered or screened as necessary to protect other adjacent properties.~~

~~740.2.8. Lots accessing onto private streets shall also adhere to the requirements as set forth in Section 712.~~

~~740.3. The following sections include standards for the three types of private streets that do not have to meet County Standards: Private streets in planned developments, in A or A-1 Districts and private streets serving five (5) lots or less. All other private streets must be constructed to Manatee County Public Works Standards.~~

~~740.3.1. Specific Design Requirements For Private Streets In Planned Developments. The design and construction shall adhere to the criteria set forth in Section 603.4, 740.2.5 through 740.2.7, 740.2.6.12 through 740.2.6.17, and 740.2.6.19. In addition, when the applicant proposes that the width of the private street or any element thereof, to be less than the required standards for public streets; the design must clearly reflect adequate, appropriate, and safe accommodations and space for all utilities, slopes, setbacks, drainage and highway design elements.~~

~~740.3.2. Specific Design Requirements for Private Streets serving five (5) lots or less. For private streets to serve a maximum of five (5) lots which are not located in planned developments, the following criteria shall be adhered to in addition to the criteria set forth in 740.2.6.1, 740.2.6.3 through 740.2.6.10 and 740.2.6.12 through 740.2.6.17 and 740.2.6.19:~~

~~1. The land shall remain zoned as it presently exists.~~

Commented [LEA18]: Moved down to private street buffering

Commented [LEA19]: Deleted. Already stated at the beginning of the section.

~~2. The street width identified as a separate parcel shall be at least fifty (50) feet, but in no case shall the pavement width be less than twenty (20) feet, based upon Public Works Standards.~~

~~3. The road surface and structural stability shall be reviewed on a case by case basis based upon potential traffic and usage of the road, length of the proposed road and proposed road design. The Planning Director may modify the paving requirement based upon the recommendation of the staff engineer using the Public Works Standards.~~

B.A. Private Street Requirements.

~~1. 740.4. Private Street Requirements.~~ Prior to approval of a private street by the Department Director~~Planning Director~~, the applicant shall provide documents and other assurances satisfactory to the ~~Planning Department Public Works Department~~ to establish a means of properly providing the necessary maintenance and improvements of said private street. An organization shall be created or designated by covenants running with the land and shall outline the responsibilities for perpetual maintenance and improvements to said private street. The documents shall be filed for public record with the Clerk of the Circuit Court ~~and consistent with the requirements of Section 909.5.~~

~~740.5. Easement Conversion.~~ All ingress/egress easements recorded with the Clerk of the Circuit Court prior to May 4, 1981 may be converted into a private street by the process described in 740.2. The standards to which this street will be reviewed is dependent upon the type of street proposed, as described in 740.3.

~~2. 740.6. Amendment to Approved Private Street.~~ Any amendment to an approved private street that either increases or decreases the number of lots being served by the private street without increasing or decreasing the length of the street, shall be approved by submittal of:

- ~~a. 1.a~~ revised private street application indicating the lot splits or combinations;
- ~~b. 2.a~~ revised survey showing the new lots receiving access; and
- ~~c. 3.f~~ Revised affidavits and agreements between the property owners guaranteeing access for all intended parties ~~meeting the requirements of 902.740.2.4.2.~~

~~3. g~~ Any amendment to a private street that results in an increase or decrease in the length of the street shall be required to go through the entire private street approval process.

B. Alleys. The purpose of an alley is to provide access for service vehicles and a means of access to lots and off-street parking at the rear of lots, but not intended to serve as the second means of access required in Section 1001.1.C. Alleys may be provided in all land uses.

Commented [LDI20]: Alley specifications now in the PW Standards

~~907.9.4. Dead End Streets.~~

~~907.9.4.2. Where a road is not intended to extend beyond the limits of a subdivision in accordance with this Section, a cul-de-sac or turn-around shall be constructed. For greater convenience to traffic, and more efficient police and fire protection, a cul-de-sac or turn-around street shall not exceed eight hundred (800) feet in length. Culs-de-sac and turn-arounds shall be constructed to the Manatee County Public Works Standards and paved with a minimum unobstructed, diameter of ninety (90) feet, unless specifically approved by the Fire District.~~

Commented [LDI21]: Section 907.9.4.2 is redundant -deleted

~~907.9.4.3. Where a turn-around or cul-de-sac abuts adjacent property, a minimum right-of-way width as stipulated in 907.9.3.1 above shall be provided to the property line. Non-egress easements are prohibited.~~

Commented [LDI22]: Deleted section 907.9.4.3. - redundant language

C. 907.9.5. Half-streets. Half-streets are prohibited.

Commented [LDI23]: Definition added to ch 11

~~907.9.6. Dedication.~~ Except where otherwise provided by this Code, the County shall require the dedication of all rights-of-way. Where the right-of-way is not dedicated to the County, all rights-of-way shall be provided for by the developer and constructed in accordance with the requirements of Chapters 7 and 9 of this Code.

D. Cul-de-Sacs, Dead End Streets and Stub Streets

~~1. Cul-de-sacs and dead end streets shall be permitted only where environmental concerns or existing development makes a street connection impracticable. Cul-de-sacs and dead end streets shall be limited to a maximum length of 800 feet in any new development and shall be constructed to the Manatee County Public Works Standards.~~

~~2. 907.9.4.1.~~ A temporary dead end street will be allowed when such street will ultimately provide for the

Commented [LDI24]: Consolidated provisions from 907.9.4.2 and 907.9.4.1

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continuation of streets between adjacent properties as stipulated in ~~this Section 907.9~~. A temporary dead end street shall not exceed eight hundred (800) feet. A temporary turn-around or cul-de-sac shall be constructed to the ~~Manatee County Public Works Standards~~ Manatee County Public Works Standards, with a minimum diameter of ninety (90) feet of paved surface. The ~~Department Director~~ Planning Director may waive the requirement for the temporary turnaround pavement within multiphase projects. The area outside the right-of-way needed to accommodate the temporary cul-de-sac can be provided as a temporary easement that will be vacated once the street is continued.

Commented [LEA25]: Added 6/9/14 as requested by Chris Mowbray.

~~3. 710.1.5.5.4. Cul-de-Sac.~~ Cul-de-sac shall have a diameter of ninety (90) feet to edge of pavement.

~~4. Connection of new development to existing stub streets is required, unless waived by the Board of County Commissioners in conjunction with the approval of the plat, General Development Plan or Final Site Plan. Findings shall address the following:~~

Commented [LDI26]: these provisions are generally included in the comprehensive plan

- a. Public safety (e.g., fire, EMS, etc.) issues;
- b. Pedestrian connectivity;
- c. Public or private street; and
- d. General traffic circulation and impacts of connecting or not connecting.

CHAPTER 10 – ~~740.2.7.1. Private Streets Buffering.~~ The private street shall be located and buffered or screened as necessary to protect other adjacent properties. This requirement

CHAPTER 10 – E. ~~740.2.7.~~ The following design considerations shall also be satisfactorily addressed by an engineer, architect, or landscape architect:

~~Gated Streets.~~

Commented [LEA27]: During phase 2 of LDC update process following the designation of urban, suburban and rural areas, we recommend prohibiting all gated streets in the urban area due to connectivity and safety issues.

1001.5. ~~740.1.5.5.3. Distance From Buildings.~~

~~740.1.5.5.3.1. No parking space or drive aisle shall be constructed closer than five (5) feet to any building unless it is completely under the building, an attached carport, an enclosed garage, or at a drive-thru service lane.~~

Commented [LDI28]: Moved to parking

~~A. 740.1.5.5.3.2. Residential Buildings.~~ No drive aisles or ~~private~~ street shall be located closer than fifteen (15) feet to any residential building.

~~B. 740.1.5.5.3.3. Gatehouses, Restricted Entry Gates.~~ ~~Private s~~Streets or drive aisles abutting gatehouses or restricted entry gates ~~such entry features~~ shall have a minimum distance of two (2) feet between the structure and the drive aisle if there is no outward swinging door on the structure. ~~If there is an outward swinging door, a minimum distance of five (5) feet between the structure and the drive aisle shall be required.~~ For projects exceeding two hundred fifty (250) units, a minimum of four (4) stacking spaces shall be required for each lane entering at a restricted entry gate or guard house entry. For projects under two hundred fifty (250) units, a minimum of two (2) stacking spaces shall be required for each lane.

Commented [LDI29]: Not necessary should be covered by building code

1001.6. ~~722.1.2. Sidewalks, Pedestrian Ways and Bicycle Facilities Standards and Design Criteria.~~

Sidewalks, pedestrian ways and bicycle facilities shall be provided to allow for safe and convenient access to pedestrians and bicyclists.

A. ~~722.1.4. Sidewalks.~~

~~1. Sidewalks Required.~~ New development requiring Administrative or Special Permits, Preliminary or Final Site Plans, or Preliminary or Final Plat approval shall provide five (5) foot sidewalks, constructed to the specifications of the Manatee County Public Works Standards, as follows:

- a. ~~722.1.4.1. Major Thoroughfare Streets.~~ For all developments requiring Administrative or Special Permits, Preliminary or Final Site Plans, or Preliminary or Final Plat approval, a minimum of five-foot wide sidewalks constructed to the specifications of the Manatee County Public Works Standards, shall be

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~~installed on~~ Along both sides of all new or existing Major Thoroughfares, ~~unless the~~ All development, is adjacent only to one (1) side of a Major Thoroughfare. In such case, the development shall be required to construct a sidewalk only on the side of such street lying adjacent to the development.

- b. ~~722.1.4.2. Other Public Streets. A minimum of five (5) foot wide sidewalks, built in accordance with the Manatee County Public Works Standards, shall be installed a~~ Along the north and west sides of all new or existing public streets within the rights-of-way, which are contiguous to the subject development, and/or also within the proposed development. The Planning Department Director has the ability to require placement of sidewalks in other locations (i.e. on the south or east sides of streets) to provide a more efficient pedestrian system.
- c. ~~722.1.4.3. A five foot sidewalk shall be installed along all property lines~~ Along all new or existing streets abutting a street for all development requiring an Administrative or Special Permit, Preliminary or Final Site Plan, or Preliminary or Final Plat approval located:
 - i. ~~Within two (2) walking miles of any Public Elementary or Middle School~~ or;
 - ii. ~~In PR, NC, GC, HC, LM and HM Zoning Districts~~ or;
 - iii. ~~Nonresidential planned development districts~~; or
 - iv. ~~Within a fifteen hundred (1,500) foot radius of a transit stop.~~

2. ~~722.1.4.4. Sidewalk Extension.~~ The Department Director ~~Planning Department~~ may require construction of sidewalks to extend a maximum distance of one thousand (1,000) feet beyond the outer limits of the proposed development, ~~where necessary to connect with or extend to other existing sidewalks,~~ in the interest of safety, for handicap accessibility, and to extend sidewalks to existing or proposed attractors ~~after considering the impacts of the proposed development.~~

3. ~~722.1.4.5. Exemptions.~~ The following shall not be required to provide sidewalks:

- a. ~~722.1.4.5.1.~~ Where sidewalks do not exist within one thousand (1,000) feet to property zoned A, A-1, LM, HM, or EX, sidewalks shall not be required except as stipulated in this Section ~~722.1.4.1 above.~~
- b. ~~722.1.4.5.2.~~ Sidewalks shall not be required along interstates ~~and limited access~~ highways.
- c. ~~722.1.4.5.3.~~ Individual ~~Manufactured Mobile~~ Homes.
- d. ~~722.1.4.5.4.~~ Home Occupations.
- e. ~~722.1.4.5.5.~~ Telecommunication towers, where sidewalks do not exist within one hundred (100) feet of the parent parcel.

Commented [LDI30]: Added limited access to clarify this requirement

~~722.1.4.5.6. Sidewalks shall not be required along interstate highways. Sidewalks shall not be required along local streets in the Cortez Fishing Village HA Overlay District.~~

Commented [LDI31]: 722.1.4.5.6. Moved to overlay district standards in ch 3

4. ~~722.1.4.6. Private Development.~~ Within a private development, sidewalks shall be required along dedicated and non-dedicated streets. However, all private development may provide pedestrian walks with a minimum of five (5) feet which interconnect principal structures, parking areas, recreational facilities and adjoining sidewalks in lieu of the required sidewalk along non-dedicated streets. Such walks shall be paved. All walkways shall be constructed in accordance with the Manatee County Public Works Standards for sidewalks and ~~Section 727 of this Code~~ ADA design requirements. In addition, where the private development is contiguous to any street, a five (5) foot sidewalk shall be installed along the streets contiguous to the development.

5. ~~722.1.4.7. Agreement to Defer Completion of the Required Sidewalk.~~ The ~~Planning Director~~ Department Director may approve a deferral of construction, when, the owner executes an "Agreement to Defer Completion of the Required Sidewalk" ~~according to the Manatee County Public Works Standards and if one (1) or more of the following situations apply:~~

- 1. ~~When strict application of the requirement for constructing sidewalks would be technically impractical in terms of engineering, design, or construction practices, or~~
- 2. ~~When the strict application of the requirement for constructing sidewalks would be technically~~

Commented [LDI32]: Section 901.5.c 1 thru 5 were to the PW manual

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~~impractical due to the unusual size, shape, topography or existing conditions of the land (including the location of agency jurisdictional areas); or~~

- ~~3. Where a pedestrian easement would not provide for a satisfactory alternate location, or~~
- ~~4. When pending public improvements within the right-of-way would make provision of the sidewalks redundant.~~
- ~~5. When the sidewalk is required for a minor subdivision plat application, not located within two (2) walking miles of an existing public, elementary or middle school.~~

~~This agreement shall be recorded on the Public Records of Manatee County, Florida in a manner to run with the land prior to issuance of any temporary or permanent Certificate of Occupancy. This agreement shall be binding upon the property owner and all subsequent owners.~~

B. ~~722.1.5. Pedestrian Ways.~~ Pedestrian ways shall be required where essential to provide circulation or access to schools, parks, employment centers, shopping centers, transportation and other community facilities consistent with the need to ensure privacy for the development. The development of pedestrian ways shall be required, concurrent with development, within fifteen hundred (1,500) feet of a transit route to encourage pedestrian and transit intermodal travel. Pedestrian ways shall have a minimum width of ten (10) feet, including a paved walkway of six (6) feet. The remainder of the pedestrian way shall be landscaped in a manner that provides a neat and attractive appearance. Planting materials shall conform to **Section 715.701**, Landscaping. Lighting, screening, and other improvements shall be included in such a manner as to provide security, tranquility, and privacy for occupants of adjoining property and safety for users of the ways.

C. ~~722.1.6. Bikeways Lanes.~~ Bike paths and bike lanes shall be constructed and dedicated to Manatee County in accordance with the Manatee County Public Works Standards and any Master Bike Route Plan adopted by the County.

~~722.1.6.1. Horseback Riding Trails. Horseback riding trails shall be allowed where open space is planned within a development. All proposed horseback riding trails and linkage between trails to other tracts of land shall be provided. Horseback riding trails shall provide for safe and unobstructed passage for horse and rider, and shall be located so as to minimize conflict with pedestrians and motorists.~~

~~722.1.7. Off-street Parking and Loading. A developer shall provide off-street parking and loading as specified in Section 710, Off-Street Parking and Loading, of this Code.~~

D. Non-motorized Multi-Use Greenway Trails.

1. ~~a. Spine Trails.~~

- ~~a. (1)~~ When development abuts a public right-of-way where a trail corridor is proposed in the adopted Manatee County Greenways Master Plan, a trail shall be installed in lieu of required sidewalks, subject to County approval. Trails shall be constructed to meet or exceed the specifications of the Manatee County Greenways Master Plan and Manatee County Public Works standards.
- ~~b. (2)~~ Developments located within ½ mile of a proposed trail corridor (spine trail) identified in the adopted Manatee County Greenways Master Plan shall be evaluated to determine if the trail corridor may be located on the development site. If determined appropriate for trail development, the developer shall dedicate land for trail development.
- ~~c. (3)~~ If land within a development is dedicated for a spine trail identified in the Manatee County Greenways Master Plan or for a trail providing connectivity to the spine trail (i.e., connector trail), the applicant may receive credit towards the countywide parks and open space impact fees levied upon the project, subject to the provisions of Chapter 8. Additionally, land dedicated for trails may be used to meet open space requirements of the project.

2. ~~b. Connectivity.~~

- ~~a. (1)~~ Use of greenbelt buffers for connector trails is required. Up to fifty (50) percent of the width of a greenbelt buffer may be used for trails, subject to County approval. The planting requirements in **Section 701.3715.3.6.4**, shall apply to the remaining portion of the greenbelt buffer.
- ~~b. (2)~~ On-site trail links providing connectivity with the County trail system, as well as provisions for trail links

Commented [LDI33]: Already addressed in old section 739.4 (new 804.2.C.2)

Commented [LDI34]: Deleted section 722.1.7. - redundant language

Commented [LDI35]: Moved over from 604.10.4.3.2 (North Central Overlay)

to, through, and contiguous to adjacent property, shall be provided to form an integrated network of trails connecting neighborhoods recreational amenities, schools, libraries, and business centers offering goods and services.

- ~~c. (3)~~ The ~~Planning Department~~ County may require construction of trails to extend a maximum distance of one thousand (1,000) feet beyond the outer limits of the proposed development where necessary to connect with or extend to other existing trails in the interest of safety, for handicap accessibility, and to extend trails to existing or proposed attractors. If necessary, the County shall participate in acquiring right-of-way for these connections. The applicant may receive credit towards the county wide parks and open space impact fee levied upon the project, subject to the provisions of Chapter 8.

1001.7. Section 733 Traffic Control Standards

~~733.1. Purpose and Intent~~

~~These regulations are established to implement the regulations of the Comprehensive Plan which, in part, requires the development of a safe transportation and highway system.~~

~~733.2. Administration.~~

- ~~A.~~ The ~~Transportation Public Works~~ Department is responsible for the administration and coordination of this Section.

~~733.3. Permit Requirements.~~

- ~~B.~~ No application for a development permit approval for Administrative or Special Permits, Preliminary or Final Site Plans, or Preliminary or Final Plat shall be approved until the traffic control requirements set forth herein have been reviewed and approved by the Transportation Department.

~~733.4. Traffic Standards.~~

- ~~C.~~ ~~All development, public and private, shall conform to the requirements set forth herein.~~ All traffic control components installed within the public rights-of-way of any roadway under the jurisdiction of Manatee County ~~and or within~~ private areas where the general public is invited, shall conform to the uniform system adopted by the FDOT pursuant to Chapter 316, Florida Statutes. ~~The standards set forth apply to all public and private rights-of-way.~~ The standards have been published in the latest edition to the following documents:

- ~~1. 733.4.1. Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Green Book)—FDOT;~~
- ~~2. 733.4.2. Standard Specifications for Road and Bridge Construction—FDOT;~~
- ~~3. 733.4.3. Supplemental Specifications to the Standard Specifications for Road and Bridge Construction—Traffic Signals—FDOT;~~
- ~~4. 733.4.4. Roadway and Traffic Design Standards for Design, Construction, Maintenance, and Utility Operations for Streets and Highways on State Maintained Systems—FDOT;~~
- ~~5. 733.4.5. Manual of Uniform Traffic Control Devices for Streets and Highways—U.S. Department of Transportation, Federal Highway Administration; and~~
6. Manatee County Public Works Standards.

~~733.5. General Requirements.~~

~~All traffic control devices to be installed on any roadway in Manatee County shall:~~

~~733.5.1. Conform to the uniform system for traffic control adopted by the FDOT.~~

~~733.5.2. Be installed on the basis of an engineering study prepared by an engineer.~~

~~733.5.3. Temporary street name signs shall be erected at the time Building Permits are issued in that portion of a development, at all points where permanent signs will be required. Complete visibility of street name signs shall be maintained by the developer until the temporary signs are replaced by permanent signs.~~

~~733.5.4. All traffic control devices to be installed by non-governmental entities on any roadway, public or private, shall be reviewed and approved by the County Traffic Engineer prior to installation.~~

Commented [LD136]: Moved to PW Standards Manual

D. ~~733.6. Standards for Street Designation Signs.~~

~~733.6.1. All street designation signs on any street shall conform to [Manatee County Public Works Standards Section 742 herein](#), and the uniform system of traffic control devices adopted by the FDOT.~~

~~733.7. **Non-Conforming Traffic Devices and Street Designation Signs.**~~

~~733.7.1. All non-conforming devices and street designation signs on existing private streets shall be removed and/or upgraded to conform with the FDOT standards and Section 742 herein, within one (1) year after adoption of this Code, by the underlying property owner's expense.~~

Commented [LDI37]: Outdated deleted

1001.8. Section 742. Street and Structure Numbering Standards

A. ~~742.1. General.~~ The Grid System and Address Maps for the unincorporated Manatee County are part of this Code. The ~~Planning Department~~ Director shall coordinate the preparation of address conversion charts consistent with said maps for the purpose of implementing the numbering of structures ~~in this area~~.

Commented [LEA38]: As part of Phase 2, this entire section needs to be moved out of the LDC. Probably move to the Code of Ordinances.

B. ~~742.2. Reassignment.~~ The Manatee County ~~Planning Department~~ Director may, from time to time, re-assign street and structure numbers throughout Manatee County in order to facilitate a uniform and logical ~~addressing~~ system.

C. ~~742.3. Adoption of U.S.P.S. Abbreviations for Street suffixes.~~

- ~~1. **742.3.1.** The abbreviations for street suffixes as set forth and published by the U.S. Postal Service are hereby adopted by Manatee County.~~
- ~~2. **742.3.2.** All functions undertaken by the County which incorporate street suffixes including, but not limited to, address lists for billing or inventory purposes and street signage shall utilize the street suffix abbreviations as adopted by the U.S. Postal Service.~~

D. ~~742.4. Street Designation Assignments.~~

~~1. **742.4.1.** All streets, whether public or private shall be designated or approved by the ~~Planning Department~~ Director in conformance with the County Grid System and addressing standards, at the preliminary plat/plan stage. An Ingress/Egress Easement used for access in lieu of a public or approved private street, serving one (1) lot shall be assigned a street number based on the County's grid system. The owner(s) of said easement will bear the responsibility and cost of fabricating and erecting the proper street markers and any additional signage as required by the [Federal Highway Administration Manual on Uniform Traffic Control Devices for Streets and Highways](#) and the [Manatee County Public Works Standards Manual](#).~~

~~2. **742.4.2.** Street designations shall be assigned pursuant to ~~this Section~~ the following chart.~~

Table 10 - 1. Manatee County Street Designation Chart

Commented [LEA39]: STAFF: This chart is confusing. Does it say that if an Avenue is in the north part of the County it typically flows N-S, but in the south side, it flows E-W?

Name	Section of County	Direction	Length (ft)	Road Classification	Comment
Avenue	N	N-S	Over 1000'	Normal or Grid	—
	S	E-W			
Boulevard	N	E-W	Over 1000'	Minor	Route Divided Limited Use
	S	N-S			
Circle	N, S	Undefined	Any Length	—	—
Court	N	E-W	500'—1000' 0'	Between Grids	—
	S	N-S			
Cove	N	E-W	500'—1000' 0'	Minor	Cul-de-Sac
	S	N-S			
Crossing	N	N-S	0'—500'	Minor	—
	S	E-W			
Drive	N	N-S	500'—1000' 0'	Normal between Grids	—
	S	E-W			

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Glen	N S	E-W N-S	0'—500'	Minor	Cul-de-Sac
Lane	N S	E-W N-S	0'—500'	Minor	—
Parkway	N S	N-S E-W	Over 1000'	Major	Route Divided Limited Use
Place	N S	N-S E-W	0'—500'	Minor	Cul-de-Sac
Pike	N S	N-S E-W	0'—500'	Minor	—
Road	N, S	N-S/E-W	Over 499'	Rural	Cul-de-Sac
Run	N S	E-W N-S	0'—500'	Minor	Cul-de-Sac
Street	N S	E-W N-S	Over 1000'	Normal or Grid	—
Terrace	N S	N-S E-W	500'—1000' 0'	Minor	Cul-de-Sac
Trail	N, S	Undefined	Any Length	—	—
Way	N, S	Undefined	0'—500'	—	Cul-de-Sac

N=North S=South E=East W=West

- 3. ~~742.4.3.~~ The terms "Way" or "Trail" shall be reserved for streets without a predominant East-West or North-South direction, and for streets that meander without a clear direction.
- 4. ~~742.4.4.~~ The term "Road" shall be reserved for rural road-ways in either and East-West or North-South direction.
- 5. ~~742.4.5.~~ Circle streets, e.g., streets which have more than one access off the same street shall be designated as "Circle" and shall be applied as follows:
 North County:
 A "Circle" which begins and ends on a North-South road shall be designated "Street Circle."
 A "Circle" which begins and ends on an East-West road shall be designated "Avenue Circle."
 South County:
 A "Circle" which begins and ends on an East-West road shall be designated "Street Circle."
 A "Circle" which begins and ends on a North-South road shall be designated "Avenue Circle."
- 6. ~~742.4.6.~~ A street which changes direction shall be handled as follows:
 - a. A dead end street which may change direction shall be numbered or named in accordance with the predominant direction it travels and the cross street it intersects.
 - b. A connecting street which has a predominant direction of travel shall be numbered or named in accordance with that direction even though portions of the street vary in direction.

E. ~~742.5.~~ Assigning Street Numbers and Names.

- 1. ~~Numbers.~~ Streets shall be assigned numbers in accordance with the approved County Grid System. ~~No names shall be assigned or approved which duplicate existing street names either actually or phonetically.~~
- 2. ~~Assigning Street Names.~~ Streets may be assigned names where the street is designated in such a curvilinear fashion that it would be difficult to number due to its various directional changes or within subdivisions or planned developments upon the recommendation of the local Fire District, Public Safety, Environmental Management, and Planning Building and Development Services Departments and approval by the Board of County Commissioners. ~~Dual designations shall be prohibited. No names shall be assigned or approved which duplicate existing street names either actually or phonetically.~~

Commented [LEA40]: STAFF, Previous drafts included modifications requested by staff addressing waivers. Did not include in this draft as it would be a change.

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3. Dual Designations. Dual designations (e.g. Cortez Rd/44th Ave E) shall be prohibited.

~~**A.F. 742.6. Street Markers.** Street markers shall be required for all private and public streets. Street signage shall be posted in a uniform manner throughout the County. When a dual designation does occur, the street number shall be the most prominent designation with the name being secondary. The signs shall read in the sequence of "48th St. W." as opposed to "W. 48th St." or any other variation. Proper and uniform signage will alleviate difficulties in locating an address. "Uniform manner" shall mean the following:~~

~~742.6.1. The signs shall be posted at a standard height of between 8' 6" and 9' 6". The street designation sign shall be a minimum of six (6) inches high by eighteen (18) inches long.~~

~~742.6.2. The characters on such signs shall be of a standard size with a minimum 1" [1"] size for block numbers, 4" size for characters on local streets, and a 6" size for characters on thoroughfares.~~

~~742.6.3. The characters and backing shall be of a reflective material which meets the minimum standards for uniform control devices for reflectivity.~~

~~742.6.4. The signage on the street corners shall be consistently placed.~~

~~742.6.5. Where names are used, the block numbers shall be included under the name.~~

~~742.6.6. Uniform manner shall not mean that all street signage must be identical in appearance or materials. Nothing contained herein shall be construed to limit the materials used for the sign post or the bracket and fixtures upon which the reflective characters and backing will be placed.~~

G. 742.5.1. Commemorative Naming of Street. Streets under the jurisdiction and control of the Board of County Commissioners of Manatee County may be named in honor of distinguished individuals or organizations in accordance with the following procedures:

1. 1. The naming of public streets in honor of individuals or organizations shall be by resolution adopted at a public hearing after publication of notice in the manner required by law for the adoption of county ordinances under Section 125.66(2)(a) F.S.

2. 2. Eligibility requirements for individuals and organizations will be based upon demonstrated integrity, contribution to the community, patriotism and such other criteria as may from time to time be established by the Board.

3. 3. Prior to the public hearing, the shall develop a fiscal impact statement and the County Attorney shall review any legal considerations.

4. 4. With respect to the naming of the streets, all applicable requirements of law and the following requirements shall be met:

a. a. A petition containing the names of at least two-thirds (2/3) of the property owners directly affected by the proposed action must be submitted to the Board;

b. b. The public hearing shall be continued for at least a period of six (6) days prior to adoption of the resolution to ensure an opportunity for full participation by all segments of the community; and

c. e. Streets already named in honor of an individual or organization shall not be considered for renaming.

H. 742.7. Structure Number Assignments.

1. 742.7.1. Structure number assignments shall be based on an odd/even system for opposite sides of the street. When a single assignment is being made in a developed area, the existing and most prominent system shall be used for the assignments even though it may conflict with the following systems:

a. North County (North of the Manatee River):

i. Even Numbers: North and East sides

ii. Odd Numbers: South and West sides

b. South County (South of the Manatee River):

i. Even Numbers: South and West sides

ii. Odd Numbers: North and East sides

Commented [LDI41]: Moved to traffic manual

Commented [LDI42]: Section 742.76 Moved to the community standards manual

~~2. 742.7.2. General Assignments.~~

- ~~a. 742.7.2.1. Where multiple separate principal structures exist on a single frontage, they shall have the same number, with the rear structures designated in letter form beginning with "A."~~
- ~~b. 742.7.2.2. Where land is not subdivided, the numbers shall be assigned from 1 to 99 (6919, 6950, 6990), depending where the structure is approximately located within the grid.~~
- ~~c. 742.7.2.3. Structures shall be assigned a number based on the grid on which the predominant portion of its street frontage is located.~~
- ~~d. 742.7.2.4. Structures located on a corner lot shall be assigned a number based on the frontage orientation of the structures, as determined by the Planning Director.~~
- ~~e. 742.7.2.5. Prior to the issuance of a Certificate of Occupancy or Completion, the structure for the principal use shall have its assigned structure address number clearly posted on the structure or in the case of a structure which is not visible from the road or is set back from the road more than 100 feet, the numbers shall be placed on a sign or mailbox near the driveway entrance and shall be clearly visible from the road. In addition to the number being posted at the driveway entrance, it shall also be placed on the structure. Numbers 3" in height (minimum) for residences and 6" in height (minimum) for businesses shall be used.~~
- ~~f. 742.7.2.6. Street circles and Avenue Circles shall be numbered consecutively with the numbers beginning at the lowest number cross street end and proceeding upwards.~~

Commented [LDI43]: Section 742.7.2 Moved to the community standards manual

~~3. 742.7.3. Platted Subdivision and Manufactured Home Park Assignment.~~

- ~~a. 742.7.3.1. Lots within a platted subdivision or manufactured home park shall be assigned numbers by the County at the time of submittal and prior to final plat approval by the Board and its recording.~~
- ~~b. 742.7.3.2. The numbers shall be assigned in the sequence of 2 or 4 digits (1010, 1014, 1018, 1022) depending on the lot size. At the grid line the numbers shall jump accordingly to the next grid sequence. Where a Drive, Terrace, Plaza or Court, Boulevard, [or] Way exist in close proximity to each other, the number sequence shall be assigned so that each street does not begin with the same structure number (6401, 6403, 6405).~~

~~4. 742.7.4. Multi-Family Residential and Commercial Assignments.~~

- ~~a. 742.7.4.1. Multi-family residential and commercial units (rental or ownership) which have all individual ground floor unit entrances shall have individual addresses (numbers).~~
- ~~b. 742.7.4.2. All other multi-family residential and commercial units shall have building numbers and individual apartment or unit designations (A, B, or 101, 201, etc.). Examples of this type include:
 - ~~i. 742.7.4.2.1. High-rise buildings with multiple units, common entrance and corridors.~~
 - ~~ii. 742.7.4.2.2. One or two-story buildings where units are entered from common entryways or corridors.~~~~
- ~~c. 742.7.4.3. Whenever possible, the same system of building/unit addressing shall be applied within a definable project even if the type of unit design might dictate a change of addressing methods. .~~

~~5. 742.7.5. Recreational Vehicle Parks. Recreational Vehicle Parks shall be assigned one address for the park as a whole. This address is generally either the number of the main entrance or the clubhouse/recreation center. Individual lots/parcels will have their own designations as determined by the developer/property owner and as approved by the ~~Planning~~ Department ~~Director~~.~~

~~742.8. Street Designation Waiver.~~

- ~~i. A street name waiver may be granted by the Board at the preliminary plat/plan stage. Such street waiver shall be based on the curvilinear nature of street(s) where the assignment of street numbers will result in difficulty in the delivery of postal and emergency services. The local fire district having jurisdiction, Public Safety, Environmental Management, and the ~~Planning Building and Development Services~~ Department shall review all street waiver request and forward to the Board of County Commissioners a recommendation to approve or deny the waiver request. No street waiver request shall be approved by the Board unless finding of fact that emergency service response will not be compromised by the granting of said waiver is made by the Board.~~

J. System Implementation.

1. ~~742.9.~~—A fee will be assessed for each new address assigned. Addresses assigned as part of an area wide readdressing program are not subject to said fee unless so authorized by the Board.
2. ~~742.10.~~—The cost of furnishing and installing all required signage shall be borne by the applicant requiring development approval.
3. ~~742.11.~~—All assigned structure numbers shall remain affixed to the respective structure and maintained by the property owner.
4. ~~742.12.~~—Temporary street designation signs shall be erected at the time when Building Permits are issued, in that portion of a development, at all points where permanent signs will be required. Complete visibility of street signs shall be maintained by the developer until the temporary signs are replaced by permanent signs.
5. ~~742.13.~~—All existing principal structure(s) shall post structure numbers meeting the requirements of this Code ~~within six (6) months of the effective date of this Code meeting the requirements of Section 742.7.2.5.~~

Commented [LEA44]: Deleted as the 6 months passed already.

Section 1002 ~~Section 713~~ Visibility Triangles

1002.1. ~~713.1.~~ Applicability.

In order to provide a clear view of intersecting streets and travel lanes to the motorist, there shall be a triangular area of clear visibility. On every corner lot, at every driveway intersection with streets, and in parking areas, there shall be a visibility triangle clear of any structure, fence, obstruction planting, or parking, unless exempted by **Section 1002.2 ~~713.3.~~** below. The Manatee County Public Works Standards Manual (Part 3 - Highway and Traffic Standards) contains the detailed specifications for the provision of visibility triangles.

~~The area formed by the visibility triangle constitutes an important horizontal and vertical sight distance for vehicular traffic.~~

~~713.5. Illustration.~~

~~713.5.1. The visibility triangle is identified as illustration number 713.~~

Commented [LDI45]: moved illustration to Manatee County PW Manual

A. Obstructions. Within that portion of a lot or parcel that lies within the clear visibility triangle, as defined in this Chapter and the Manatee County's Public Works Standards Manual, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially obstruct vision between a height of two and one-half (2 ½) feet to eight (8) feet above the average grade at the centerline of the right-of-way, provided, however, that in case of a conflict, **Subsection A**, above, shall prevail over this requirement.

Commented [LDI46]: B thru E added per discussions with PW staff.

B. Retaining Walls. The requirements of this section shall not be deemed to prohibit any necessary retaining wall.

C. Trees. Trees may be permitted in the triangle area if the foliage is pruned within the heights noted in **Subsection A**.

D. Signs. Streetlights and street name signposts may be permitted if illuminating fixtures or nameplates are not located within the prescribed clear space.

~~713.2. Location.~~

~~713.2.1. For a Corner Lot.~~

~~The visibility triangle shall be formed by extending the rights-of-way lines of any corner lot to a point where the lines intersect each other designated as point (A); and from that intersecting point (A), measuring to a point thirty (30) feet along both rights-of-way lines points (B and C); and then, connecting those same two points (B and C), forming a line which measures 42.43 feet.~~

Commented [LDI47]: Moved to PW Manual

~~At an intersection and where two adjacent corner lots exist or are planned, the visibility triangle requirements shall include the segment of the rights-of-way line thirty (30) feet from the rights-of-way line of the intersecting rights-of-way line. See , visibility triangle illustration 713.~~

~~If a future rights-of-way line has been established by the Transportation Department, the thirty (30) foot line of the~~

triangle shall be measured along the future rights-of-way line, as indicated in the, visibility triangle illustration 713.

~~713.2.2. For a Driveway. The driveway visibility triangle is the triangle formed by extending the edge of driveway and extending the adjacent rights-of-way line to a point where the lines intersect each other, designated as point (D); and from that intersecting point (D), measuring to a point fifteen (15) feet along the rights-of-way line to a point designated as (E); and measuring from point (D) fifteen (15) feet along the edge of the driveway to a point designated as (F); and then, connecting points (E) and (F) to form a line which measures 21.21 feet. The visibility triangle requirements shall include the segment of the driveway fifteen (15) feet from the intersecting street line, as indicated in the visibility triangle illustration 713.~~

~~713.2.3. In Parking Areas. Within any parking area, the placement of trees, shrubs, or other obstruction within any landscaped medium, island or peninsula shall observe the requirements as a visibility triangle for all conditions, at each location, where one drive aisle intersects another drive aisle. The dimensions are shown on the, visibility triangle illustration 713.~~

1002.2. 713.3. Exemptions.

The following items are exempt from the visibility triangle requirement.

~~713.3.1. All structures and plantings not within a vision clearance area between thirty (30) inches and eight (8) feet above the average elevation of the existing pavement surface of both streets measured along the high point of the street pavement surface, adjacent to the rights-of-way line.~~

~~B. A. 713.3.2. The visibility triangle requirement shall not apply at existing visibility triangle locations to Existing Trees. The trunk of an existing, established tree. However, the branches or foliage shall meet the vision clearance area required of in paragraph Subsection 1002.1.0713.3.1.~~

~~B. 713.3.3. Posts. A single post or column or similar structure other than signs or sign structures, which is no greater than twelve (12) inches in cross section or diameter.~~

~~C. 713.3.4. Fences. Non-opaque fences such as chain link are exempt from these requirements.~~

~~D. 713.3.5. Government Signs and Devices. Fire hydrants, public utility poles, street markers, governmental signs, traffic control devices, and public bus benches and U.S Postal Service Office authorized mailboxes are exempt from these requirements. The exemption of governmental signs from the visibility triangle requirement is based upon the function served by governmental signs. However, an engineering study must demonstrate that the signs will meet visibility requirements.~~

~~— 713.3.6. Directional signs, as permitted by Section 724 Signs.~~

~~E. 713.3.7. Lots. In RSMH, CRV and PDRV zones, driveway visibility triangles to individual lots are not required.~~

~~F. 713.4. Other. Telephone booths, parking areas, bicycle racks, signs and like structures are **not** exempted from the visibility triangle requirements.~~

1002.3. 713.6. Responsibility.

~~713.6.1. It shall be the responsibility of the property owner to maintain the visibility triangle horizontal and vertical clearances at all times.~~

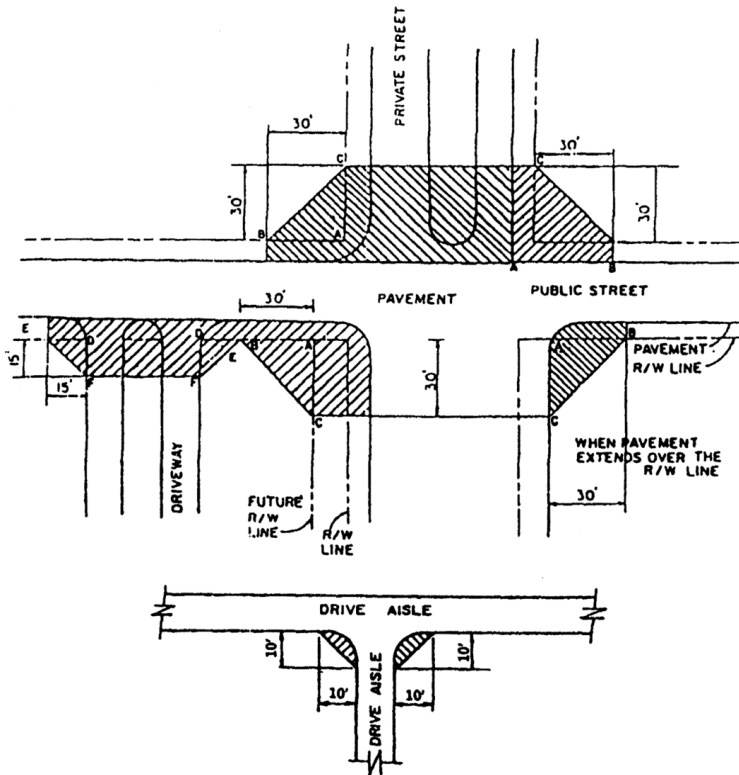
1002.4. 713.7. Safety Hazards Within the Visibility Triangle.

~~713.7.1. Any safety hazard violation of the Visibility Triangle shall be subject to immediate removal, without prior notification to violator, by the Department Director Transportation Department, at the expense of the property owner.~~

Commented [LDI48]: Deleted section 713.3.1 b/c covered above

Commented [LDI49]: Language added to ensure signs do not impact visibility.

ILLUSTRATION 713. VISIBILITY TRIANGLE



Section 1003 Section 729. Transit Regulations, Standards

1003.1. 729.1. Purpose and Intent.

729.1.1. These regulations are established to implement the requirements of the Comprehensive Plan which, in part, requires the development of a cost effective and efficient transit system.

729.2. Administration.

729.2.1. The Public Works Department is responsible for the administration and coordination of these regulations.

1003.2. 729.3. Permit Requirements Applicability.

729.3.1. No application for a development permit requiring Administrative or Special Permits, Preliminary or Final Site Plans, or Preliminary or Final Plat approval shall be approved until the transit conditions have been reviewed and approved by the Transportation Department the requirements of this section are met.

729.4. Procedure.

729.4.1. The applicant shall indicate on a site plan accompanying the submission to appropriate agencies, the existing bus routes as they relate to the project site. The applicant shall coordinate with the Department Director Community Services Department regarding the advisability of incorporating bus stops, bus shelters, bus turn lanes and maneuvering areas transit facilities within or adjacent to the project site.

1003.3. 729.5. Standards.

A. 729.5.1. Transit Requirements. The applicant shall, where applicable, conform to all transit requirements of the Manatee County Public Works Standards, the applicable transit provider, Manatee County Development Standards and the Urban Mass Transportation Authority (UMTA) Federal Transit Administration (FTA) regulations.

Commented [LD150]: Changed to reflect the new name of the federal transit regulatory agency

~~729.6. Internal Transit Facilities.~~

B. 729.6.1. Access and Stops. Internal transit access and transit stops shall be provided within non-residential projects of one hundred thousand (100,000) square feet of gross floor area or more, and for residential projects of one hundred (100) dwelling units or more.

~~C. Development on individual non-residential or residential lots within a project shall be cumulative in calculation for the provision of transit access and stops, regardless of phasing, with transit Stop Locations. Transit~~ access and stops shall be conveniently located and designed to serve the proposed project.

D. Site Plan. The transit access and stops locations shall be shown on the site development plan/final site plan/proliminary plat.

E. Internal Stops. All internal transit stops shall provide sheltered protection from the weather. Such stops shall be installed in conjunction with the Certificate of Occupancy for the qualifying non-residential projects ~~one hundred thousand (100,000) square feet of gross floor area or greater and or the~~ before issuance of a Certificate of Occupancy for the one hundred and first (101st) unit of a residential project.

Commented [LD151]: redundant language

F. Design of Stops. Internal transit stops and shelters shall be constructed in accordance with the transit provider and Manatee County Public Works Standards~~Manatee County Department of Transportation standards.~~

G. Exemption. The Department Director ~~Planning Director, in coordination with the Transit Division~~ may waive this requirement if there are existing transit stops in close proximity to the proposed project, or where transit service is not proposed to be extended in the future.

~~(Ord. No. 92-60, § 3, 12-14-92; Ord. No. 98-19, § 3, 12-15-98; Ord. No. 04-29, § 2A, 1-27-04)~~

Section 1004 Section 711 Driveway Access Regulations.

1004.1. 711.1. Purpose and Intent.

-These regulations are established to provide for safe and efficient access to and from driveways intersecting any street, as well as for the safety and efficiency of pedestrian and vehicular movement, within any such rights-of-way.

1004.2. 711.2. Access and Drainage Permit Required.

A. Access and Drainage Permit. No ~~section portion~~ of a driveway which extends from the property right-of-way line outwards toward the ~~travelway~~ edge of the abutting roadway pavement shall be constructed, improved, or enlarged without an access and drainage permit issued by the Department Director ~~Transportation Department~~ in accordance with this Section 706, Access and Drainage Regulations. For the purpose of this Section, a driveway shall include, in addition to the actual driveway, a sidewalk, culvert, drainage or stormwater structure, swale, driveway apron, roadway shoulder or handicap ramp within the rights-of-way, and any construction within the visibility triangle and right-of-way. A permit is not required for regular driveway maintenance.

Commented [LD152]: moved up from old 706.3.1

B. Pre-requisite for Building Permit. Where an access and drainage permit is required, no building permit shall be issued for a structure on a lot until an access and drainage permit has been issued. Final approval by the Department Director for construction work required by this section and complete repairing of any damage to the rights-of-way shall be a prerequisite for a certificate of completion or a certificate of occupancy, whichever is applicable.

Commented [LEA53]: moved up from old 706.3.1

~~711.3. Procedure~~ **Application Submittal.**

C. Applicants for an access and drainage permit shall submit a written application in a form as deemed necessary by the Public Works Department and a site development plan. ~~In addition to the requirements of Section 706, Access and Drainage Regulations,~~ The plan which accompanies the application shall include:

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- 1. ~~711.3.1.~~The location, size, and alignment of the proposed driveway, the curb and/or gutter line, sidewalks, any official rights-of-way line of the intersected street, approximate distances and location of all existing driveways of all adjoining lots along the same street line within one hundred (100) feet. In the case of a corner lot, the plan shall show the location of the driveway for the adjoining lots of both streets.
- 2. ~~711.3.2.~~The location and dimensions of all existing and proposed parking areas on the lot within fifty (50) feet of the proposed curb cut. The location of trees adjacent to the proposed curb cut, structures including free standing signs, storm drains, and any fencing near the curb cut.
- 3. ~~711.3.3.~~The location of each visibility triangle ~~as required by Section 713~~ shall be shown on the plan.

D. Approval. The Department Director shall review the application and shall approve, approve with stated conditions, or deny the application, stating in writing the reasons for any denial.

E. ~~711.5.~~ Appeal Process. All appeals of the ~~Transportation driveway access~~ standards ~~as herein stated in this section~~ shall be in accordance with Chapter ~~3~~ **5**.

~~706.6.3. Access onto Emergency Maintained Roads. The design and construction requirements stipulated in the Transportation Standards may be modified by the Transportation Director to suit the existing unimproved public rights-of-way conditions. The integrity of each construction element required by Section 706.1 shall be consistent with the proposed public construction of the rights-of-way.~~

Commented [LDI54]: Section 706.6.3 moved to the PW Manual

~~706.6.1. No driveway, sidewalk, culvert, drainage or stormwater structure, swale, driveway apron, roadway shoulder or handicap ramp within the rights-of-way, and construction within the visibility triangle and rights-of-way shall be constructed, improved, or enlarged without a permit issued by the Transportation Department in accordance with this Section. Where such a permit is required, no Building Permit shall be issued for a structure on a lot until an Access and Drainage Permit has been issued. No drainage system or any development shall take a form that creates potential or actual impoundment of water on, or discharge water onto, adjacent property in such a manner as to affect existing development, or increase problems of future development on adjacent property, except with recorded easements of the adjoining property affected. The driveway access shall not be used to divert stormwater from on-site to the roadway.~~

Commented [LDI55]: Last sentence moved down to standards.

F. ~~711.4.~~ Driveway Standards. No permit shall be issued except in conformance with the following requirements; provided, however, the ~~Department Director~~ ~~Transportation Director~~ may increase the distance between driveways to the extent necessary to assure safe and efficient ingress and egress to a lot, based on existing roadway widths and Florida Department of Transportation (FDOT) standards. Driveway standards are contained in the Manatee County Public Works Standards Manual.

Commented [LDI56]: Driveway Standards moved to the PW Manual

~~711.4.1. Minimum Distance From Intersections. Where a site occupies a corner of two (2) intersecting streets, the driveway entrance or exit shall be as remote from the intersection as possible. Driveways shall not intersect a street corner radius, nor be closer to the intersection of extended street lines than provided below.~~

Principal Use of Lot Serviced	Highest Classification of Intersecting Streets	Minimum Required Distance (feet)
Residential	i. Arterial	60
	ii. Major Collector	40
	iii. Minor Collector	30
	iv. Local	30
All other Uses	v. Arterial	75
	vi. Major Collector	60
	vii. Minor Collector	50
	viii. Local	50

~~711.4.2. Minimum and Maximum Driveway Width. Driveways for residential zone lots shall not exceed twenty-four (24) feet in width at their intersection with the lot line, unless approved by the Transportation Director. Driveways for non-residential zone lots shall not exceed thirty-six (36) feet in width at their intersection with the lot line. The minimum driveway width in any zone shall be twelve (12) feet.~~

~~711.4.3. Maximum Number of Driveways. Except for agricultural zoned property, and lots in excess of five (5) acres, there shall be no more than two (2) driveways from any project, fronting on a single street. In the case of a corner lot fronting on two (2) streets, no more than a maximum of three (3) driveways shall be allowed for the~~

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~~project. In the case of a project abutting three (3) roadways, a maximum of four (4) driveways shall be permitted for the project. Each project shall have a separate access to a street, except as stipulated under Section 711.4.4 below. The Transportation Director shall have the authority to approve an increase or decrease in the number of driveways for individual projects where a superior design, based upon safety considerations, is available.~~

~~711.4.4. Minimum Distance Between Driveways. No driveway shall be closer to another driveway, whether on the same or adjoining lots, than as provided below, nor shall any driveway be closer to a lot line, measured along the street line, than one-half (1/2) the distance provided below, unless the driveway serves the adjoining lot as well. A cooperative driveway for two adjoining contiguous lots may be approved upon submission of recorded easements to the Transportation Director indicating passage over the adjoining lot. Based on a review of the location, traffic and other site conditions, the Transportation Director will either approve or disapprove the request.~~

~~711.4.4.1. For all non-residential and non-agricultural uses, the minimum requirements shall be:~~

Street Classification	Distance Between Driveways
Arterial	40 feet
Major Collector	30 feet
Minor Collector and all other roadways	25 feet

~~711.4.4.2. All entrance and exit driveways shall be located to afford maximum safety to traffic, provide for safe and convenient ingress and egress at the site and minimize conflict with the flow of traffic on and off the site.~~

~~711.4.4.3. Driveways should intersect the road at an angle of as near ninety (90) degrees as site conditions will permit. In no case shall the angle be less than sixty (60) degrees measured from the roadway.~~

~~711.4.4.4. Driveway entrances shall not be utilized to convey stormwater from on-site to the right-of-way, except for single family detached, attached and duplex dwellings.~~

G. 711.4.5. Construction Standards. Driveways shall be constructed in accordance with the [Manatee County Public Works Standards](#) ~~Public Works Department Development Standards~~, but at a minimum, all driveways shall be constructed and maintained with a dustless surface, approved by the [Department Director](#) ~~County Engineer~~, from the edge of the road's pavement to the right-of-way line.

H. 711.4.6. Vehicular Use of Right-of-Way Shoulders Prohibited. Except for the approved driveway entrance and exits, the area between the ~~travelway edge~~ of a street, road or highway and the property line shall not be used for vehicle maneuvering or parking.

I. 711.4.7. Stacking Lanes, Local Frontage Roads. Where deemed necessary by the [Department Director](#) ~~County Traffic Engineer~~ to prevent traffic hazards or congestion, stacking lanes adequate to accommodate maximum queuing of vehicles turning into the subject driveway shall be provided in accordance with the [Manatee County Public Works Standards](#) ~~Transportation Public Works Department Development Standards~~. A local frontage road may be ~~provided~~ **required** in lieu of any necessary stacking lanes.

J. 711.4.8. Measurement. Measurement of driveway width or spacing shall not include any necessary corner radii, for turning movements.

K. Recorded Easements. ~~No improvement shall create potential or actual impoundment of water on, or discharge water onto, adjacent property in such a manner as to affect existing development or increase problems of future development on adjacent property, unless the County has accepted recorded easements with the affected adjoining properties affected. The improvements shall not divert on-site stormwater to the roadway.~~

Commented [LD157]: added per discussions with PW Staff

Section 1005 Section 740 Off-Street Parking and Loading.

740.1. Off-Street Parking.

1005.1. 740.1.1. Applicability.

A. 740.1.1.1. Generally New Development. All structures built or erected and all uses established after the effective date of this Code shall provide ~~accessory~~ off-street parking in accordance with [the regulations of this Section](#). ~~All off-street parking areas provided by a use shall be subject to these regulations, regardless of whether such~~

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~~parking areas are required or in excess of any required parking. (see Code of Ordinances for vehicle storage requirements).~~

~~710.1.1.2. Off-street Vehicle Storage. Off-street vehicle storage shall be subject to the same requirements as Screened Outdoor Storage (see 703.2.20 Screened Outdoor Storage) and off-street parking, provided:~~

~~710.1.1.2.1. The Planning Director may waive requirements for marking of spaces, paving and use of off-street storage areas upon a finding that an adequate alternative is being proposed for the intended use; and,~~

~~710.1.1.2.2. The storage of any vehicle for repair, or vehicle with wheels removed, inoperable or unregistered shall not be allowed in any front yards.~~

B. 710.1.1.3. Building Expansions and Additions. When an existing structure or use is expanded in floor area, volume, or capacity, ~~the accessory off-street parking shall be provided in accordance with this Section for the area, volume, or capacity of such expansion. When~~ and such expansion requires (or provides for) parking spaces in excess of ten (10) percent or ten (10) spaces of the total pre-existing space, whichever is less, ~~the pre-existing structure or use shall be provided with~~ off-street parking shall be provided in accordance with the requirements of this Code section.

Commented [LDI58]: Moved to Ch. 4 (Outdoor Display, Sale or Storage)

Commented [LDI59]: 710.1.1.2.2 moved to property maintenance code

1005.2. 710.1.5.5.7. Use of Off-street Street Parking Areas.

All off-street parking facilities shall be used solely for the parking of vehicles, excluding restricted vehicles type B, C, and D, as defined under Chapter 2, Definitions, in operating condition by patrons, occupants or employees of the use to which such parking is accessory. No motor vehicle repair work except emergency service shall be permitted in association with any required off-street parking facilities. ~~See Off-street Vehicular Storage paragraph 710.1.1.2.~~

1005.3. 710.1.6. Number of Vehicular Parking Spaces Required Ratios.

A. Minimum Parking Requirements. ~~In addition to handicap parking requirements~~ The minimum required number of off-street parking spaces ~~accessory to the uses~~ shall be in accordance with Table 10 - 1 Table B, Parking Ratios. Handicap parking spaces shall be provided in accordance with F.S. § 316.1955, the Americans with Disabilities Act and shall be counted as part of the total parking space requirement.

Commented [LDI60]: During phase 2, consider lowering ratios; Required amount of parking spaces appears excessive should consider reductions; No need for employee parking req's, should be included in the ratio of required spaces

Table 10 - 2: Parking Ratios ~~TABLE B. PARKING RATIOS~~

Use	Spaces/Sq. Ft. or Unit of Measure	Notes
<u>Agricultural Uses:</u>		
Agricultural Products Processing Plants		15
Agricultural Research Facilities	1/250 Gross Office Area	2
Agriculture	No Requirement	
Animal Rehabilitation Center	1/250 Gross Office Area	2
Animal Shelter	1/400 Gross Office Area	
Breeding Facility (non-wild, non-exotic)	1/400 Gross Office Area	2
Stockyards and Feedlots	1/250 Gross Office Area + 1/1000 GFA Remaining Area	1-+8
Farms	No Requirement	
Farm Equipment and Supply Establishments	1/250 Gross Retail Sales Area	2
Farm Worker Housing	1/Dwelling Unit	
Farming Service Establishments	1/400 GFA	11
Kennels	1/400 GFA	2
Manufactured Mobile Home in Add. to Residence	ix. 2/Manufactured Mobile Home	
Ranches	No Requirement	
Sawmills	1/250 Gross Office Area + 1/2000 GFA	11
Short Term Agricultural Uses	No Requirement	
Slaughterhouses		8
Stables or Equestrian Centers <u>(public or private):</u>	<u>No Requirement</u>	
Private	No Requirement	

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Use	Spaces/Sq. Ft. or Unit of Measure	Notes
Public	No Requirement	
Veterinary Hospitals	1/400 GFA	2
Commercial Uses:		
Retail:		
x- Auction House (Open, Enclosed, Auto)	1/2 seats, or 1/250 GFA, whichever is greater	
xi- Building Material Establishment	1/150 GFA	11
xii- Drinking Establishment	1/80 GFA or 1/2 seats, whichever is greater	
xiii- Eating Establishment:		
xiv- Drive-in (No Seats)	1/150 GFA	
xv- Sit Down/Walk In	1/80 GFA or 1/2 seats, whichever is greater	
xvi- Furniture and Carpet Store	1/500 GFA	
xvii- Gas Pumps	1/Two Pumps	4
xviii- Grocery Store and Convenience Store	1/200 GFA	10+-16
xix- MH/RV Sales/Rental/Leasing	1/600 Gross Sales Area	3
xx- Motor Vehicle Sales/Rental/Leasing	1/500 Gross Sales Area + 1/4500 Open Sales Area	11+-4
xxi- General Retail Sales Uses	1/250 GFA	2
xxii- Retail Sales, Neighborhood General	1/250 GFA	
xxiii- Retail Sales, Neighborhood Convenience Uses (excluding grocery and convenience stores, see above)	1/250 GFA	16
xxiv- Service Stations	3/Bay + 1/500 GFA	4
xxv- Shopping Center	1/200 GFA for first 400,000 Sq. Ft. and 1/300 GFA for second 400,000 Sq. Ft. and 1/400 GFA thereafter	6
xxvi- Theatre (Free Standing)	1/3 Seats	
xxvii- Theatre (Within Shopping Center)	1/3 Seats for Sq. Ft. that exceeds 20% of Shopping Center GFA	
Services:		
xxviii- Banking:		
xxix- Automatic Teller		4
xxx- Bank	1/200 GFA	18
xxxi- Bank/Drive-Through	1/200 GFA	5
xxxii- Business Services		8
xxxiii- Health Services:		
xxxiv- Professional Office	1/200 GFA	18
xxxv- Clinic	1/200 Gross Office Area	
xxxvi- Veterinary Clinic	1/400 Gross Office Area	
xxxvii- Hospitals	2/Patient Bed	18
xxxviii- Medical and Dental Laboratories	1/250 GFA	
xxxix- Nursing Home	1/Each Two Beds	
xl- Lodging Places:		
xli- Bed and Breakfast	1 Each Lodging Unit	
xlii- Boarding House	1 Each 1.5 Beds + 1/500 GFA	
xliii- Camps	1/2000 GFA	
xliiv- Dormitories	1 Each 1.5 Beds	
xlii- Hospital Guest House	1 Each 1.5 Beds	
xli- Hotels/Motels	1/Lodging Unit + 1/Each Ten Lodging Units	6, 18
xli- RV Parks	1 Parking Pad Per Site	
xliiii- Miscellaneous Services:		
xli- Office	1/200 Gross Office Area	11+-18

Use	Spaces/Sq. Ft. or Unit of Measure	Notes
i. Car Wash:		
ii. Self-Serve	4 Stacking Spaces/Wash Bay	2
iii. Incidental	4 Stacking Spaces/Wash Bay	2
iiii. Full Service	10 Stacking Spaces/Wash Bay	2
iv. Construction Service Establishments	1/250 GFA	11
v. Dry Cleaners (neighborhood, general and pick-up):	1/200 Gross Office Area	11
vi. Exterminating and Pest Control	1/200 Gross Office Area	11
vii. Food Catering	1/200 Gross Office Area	11
viii. Funeral Chapel	1/Each Three Seats in Main	11 Chapel
ix. Funeral Home	1/Each Three Seats in Each Parlor	11
x. Lawn Care/Landscaping	1/200 in Gross Office Area	11
xi. Personal Service Establishment	1/200 GFA	2
xii. Rental Service Establishment	1/200 GFA	11
xiii. Repair Service Establishment:	1/200 GFA	11
xiv. Motorized Vehicle Repair:		
xv. Neighborhood Serving	3/Bay + 1/500 Gross Sales Area	11
xvi. Community Serving	4/Bay + 1/500 Gross Sales Area	11
xvii. Major	4/Bay + 1/250 Gross Sales Area	11
xviii. Sign Painting Service	1/200 GFA	11
xix. Taxi-Cab, Limousine Service	1/500 GFA	11
Industrial:		
Industrial Service Establishment		8+-11
Manufacturing:		
xxi. Heavy		8+-11
xxii. Light		8+-11+ 18
Research and Development Activity		8+-11
Utility Use, Heavy		
Community Service Uses:		
Cultural Facilities	1/300 GFA, not less than 10 spaces	
Correctional Facilities (Community & Major):		9
xxiii. Community		9
xxiv. Major		9
Emergency Shelters		9
Outpatient Treatment Facility	1/200 Gross Office Area	
Post Offices		8+-11
Private Clubs/Community Uses	1/3 Seats of 1/250 GFA, whichever is greater	
Public Community Use	1/200 GFA	
Public Use Facilities		9
Residential Treatment Facilities	1/3 Resident + 1/Resident Staff Member + 1/Non-resident Staff Member	9
Resource Recovery Facilities	1/500 Gross Office Area	11
Utility Use		11
Miscellaneous Uses:		
Flea Markets:		
xxv. Enclosed	2/Booth or 1/100 GFA	
xxvi. Open	2/Booth or 1/100 Gross Sales Area	
Lumberyard	1/500 Open Sales/Display Area	11
Parking, Commercial	Not Applicable	
Wholesale Trade Establishment	1/1500 GFA	11

Commented [LD161]: consolidated the 3 ratios contained in the table for dry cleaners. no need to have 3 separate ratios

Use	Spaces/Sq. Ft. or Unit of Measure	Notes
Waterfront Structures (Residential)	No Requirement	
Waterfront Structures (Commercial)	1/Each Two Boat Slips or Moorings	
Water Dependent Uses		13
<i>Open Uses of Land—Light:</i>		
lxxvii. Cemetery:		
lxxviii. Human	1/200 Gross Office Area	
lxxix. Pet	1/500 Gross Office Area	
lxxx. Game Preserve and Firing Ranges	1/200 Gross Office Area	
lxxxi. Land Reserves, Public or Private	1/1000 Gross Office Area	
lxxxii. Tree Farm	1/200 Gross Office Area	
lxxxiii. Minor Earthmoving	No Requirement	
<i>Open Uses of Land—Heavy:</i>		
lxxxiv. Junkyards, <u>landfills and mining</u>	1/200 Gross Office Area	11
lxxxv. Landfills	1/200 Gross Office Area	11
lxxxvi. Mining Activity	1/200 Gross Office Area	11
lxxxvii. Major Earthmoving	No Requirement	
Recreation Uses:		
Passive Recreational Use		6+4+9
Swimming Pools	1/200 Square Feet of Pool Area	4
Low Intensity Recreational Use	1/3 Seats or 150 GFA Whichever is Greater	6+4+9
Tennis Courts	2 Spaces/Court	6+4
Golf Course	5/Hole of Main Course	6
Golf Driving Range	1/Tee Plus Additional, As Necessary, For Other Uses On-site	
Medium Intensity Recreational Use	1/3 Seats or 150 GFA Whichever is Greater	6
Bowling Alleys	4/Alley	6
Dancing Establishment	1/60 GFA or 1/2 Seats for Counter Bars, 24 Lineal Inches Shall Count As One (1) Seat	6
High Intensity Recreational Use	1/3 Seats of 150 GFA Whichever is Greater	6
Theater, Stadium	1/3 Seats	
Private Neighborhood Parks/Pool Facilities (Serving 100 Lots/Units or Less)	lxxxviii. <u>1 Space Minimum for Parks and 2 Space Minimum for Pools</u>	
(Pools/parks Serving 100 Lots/Units or Less)	1 Space Minimum for Parks and 2 Space Minimum for Pools	
Residential Uses:		
Family Care Homes	1/3 Residents + 1/Resident Staff	
Group Care Homes	1/3 Residents + 1/Resident Staff	
Group Housing	1/3 Residents + 1/Resident Staff	
Residential Care Facilities	1/3 Residents + 1/Resident Staff	
Manufactured Mobile Home Parks and subdivisions	lxxxix. <u>2/Mfd. Mobile Home</u>	17
Manufactured Home Subdivisions	2/Mfd. Home	17
Multiple Family Dwellings	2/Dwelling Unit, plus 1 Space Per 10 Units for Guest Parking	
Single Family Attached Dwellings (<u>attached and detached</u>)	2/Dwelling Unit	
Single Family Detached Dwellings	2/Dwelling Unit	
Single Family Semi-detached Dwellings	2/Dwelling Unit	
Recreational Vehicle Parks	2/Each R.V. Site	17

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Use	Spaces/Sq. Ft. or Unit of Measure	Notes
Temporary Living Facilities:		
xc. Temp. M.H. While Constructing	2/Dwelling Unit (Spaces Provided for Home Under Construction May Serve as the 2 Required Spaces)	
Duplex Dwellings	2/Dwelling Unit	
xc. Individual Manufactured Mobile Homes	xcii. 2/Mfd. Mobile Home	
Residential Support Uses:		
Church or Other Place of Worship	1/3 Seats in Principal Room of Worship	
College/University (PDP/SP)		9
Day Care Center, Large	1/Ten Children	7-+11
Day Care Center, Medium	1/Ten Children	7-+11
Day Care Center, Small	1/Ten Persons	2, 11
Day Care Home	1/Five Children	9
Schools, Elementary		9
Schools, High School		9
Schools, Middle		9
Schools, Private		9
Schools, Public		9
Schools of Special Education		9
Transportation Facilities:		
Aircraft Landing Field		13
Airport, General Aviation		13
Airport, Commercial		13
Bus RR and Train Passenger Station		13
Bus RR/Maintenance Facility		13
Hazardous Waste Transfer Facility		13
Heliport & Helistop		13
Helistop		13
Intermodal Terminal		13
Motor -Freight Terminals/Maintenance		13
Motor Pool Facilities		13
Railroad Switching/Classification Yard		13
Warehousing:		
Warehouse	1/1000 GFA	11
Warehouse—Mini	1/10 Storage Units + 2 Spaces at Manager's Office	

GFA = Gross Floor Area

~~xciii.~~ **General Information:**

~~xciv.~~ **Table Notes:**

All references to employees shall be based on the maximum number of employees on the peak shift. Unless otherwise specifically indicated, all square footage shall be based on gross floor area measurement.

~~Parking calculations shall be made by adding the spaces/sq. ft. or Unit of Measure column and the Standard Note Column.~~

The required amount of parking spaces shall be calculated by adding the "Spaces/Sq. Ft. or Unit of Measure" column and the "Note" column. The following list includes additional parking requirements denoted in the note column.

1. Or a minimum of one (1) space for each employee based on the peak shift, whichever is greater.
2. Or a minimum of four (4) spaces.
3. Enclosed floor area gross, plus one (1) space for each two thousand (2,000) square feet of open sales display lot area.

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4. -Minimum five (5) spaces if not accessory to another use. At service stations and gas pumps, such parking shall be adequate to serve both employees and those customers not obtaining gasoline products.
5. Four (4) stacking spaces per each drive- through lane, measured from the speaker board, exclusive of any on-site travel lanes. Five (5) stacking spaces, measured from the drive-thru teller position,
6. Restaurants, assembly rooms, theaters, and other similar intensive uses shall be calculated separately for each use for which the floor area exceeds twenty (20) percent of the shopping center gross floor area.
7. An on-site service drive.
8. Or one (1) space per two hundred fifty (250) square feet of gross office area, plus one (1) space per one thousand (1,000) square feet of the remaining gross floor area.
9. Based on a review by the ~~Department Director~~~~Planning Director~~ of each proposal including such factors as the designed capacity of all assembly rooms and meeting areas. The availability of areas on-site that can be used for auxiliary parking in times of peak demand shall also be considered, but in no instance less than one (1) space per full-time employee, plus a sufficient number of spaces to accommodate the greatest anticipated number of people in attendance at the facility at any one time. An independent parking study shall be prepared to analyze the parking requirements. Said study shall be prepared by an engineer or architect, cost of which shall be borne by the applicant.
10. All grocery stores over twenty thousand (20,000) square feet shall provide an additional six (6) feet in width for all drive aisles directly adjacent to the commercial buildings.
11. Plus one (1) space for each company vehicle.
12. Plus one (1) space/200 square feet of gross non-residential floor area.
13. One (1) space per employee, plus one (1) space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of vehicles that may be expected at any one time. An independent parking study shall be prepared to analyze the parking requirements. Said study shall be prepared by an engineer or architect, cost of which shall be borne by the applicant.
14. Plus one (1) space/1000 square feet for the first 10,000 square feet plus one (1) space/each additional 3,000 square feet.
15. One (1) space per one and one half (1.5) employees on major shifts, plus one (1) space per company vehicle, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time, but with a minimum of one (1) space per 1,000 sq. ft. of gross floor area.
16. All freestanding buildings or shopping centers containing Retail Sales, Neighborhood Convenience uses shall provide a bicycle rack containing a minimum of 1 bicycle space per 1000 square feet GFA for the first 10,000 square feet and 1 per 10,000 square feet GFA thereafter.
17. In ~~manufactured-mobile~~ home parks, subdivisions and recreational vehicle parks, required parking for associated clubhouses, activities buildings and other recreational facilities may include up to twenty-five (25) percent of the required parking for said facilities as golf cart parking spaces. An additional twenty-five (25) percent may have a dual car/cart designation. These spaces shall be a minimum of five (5) feet in width and ten (10) feet in depth. These spaces shall be paved, striped and marked "Golf Cart Parking Only" either on the pavement or with appropriate signage.
18. For parking facilities greater than one hundred (100) spaces, the number of parking spaces may be reduced ~~up to~~ ~~as much as~~ fifteen (15) percent if the owner/tenant creates and implements an operational/permanent ~~C~~ommuter ~~A~~ssistance ~~P~~rogram for all employees. This plan shall be submitted to both the [Sarasota Manatee Metropolitan Planning Organization](#) (MPO) and ~~Planning Department~~[Building and Development Services Department](#) -prior to issuance of a ~~C~~ertificate of ~~O~~ccupancy for the project. The plan shall contain all proposed measures to reduce the need for parking for its employees, including carpooling, vanpooling, etc. A draft of the plan shall be submitted for review at the time of ~~site development plan~~ ~~final site plan~~ submittal. For hotels and motels, those that provide shuttle service to and from airports and other community facilities may be eligible to receive a reduction in parking requirements. In order to receive a reduction, the applicant must commit to providing shuttle service, in writing, at the time of ~~site development plan~~ ~~site plan~~ approval. The project area saved by the reduction of parking spaces must be used and maintained for open space. The ~~C~~ommuter

Commented [LDI62]: Employee parking should be factored into the ratio, not additional.

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~~A~~ assistance ~~P~~rogram ~~P~~lan shall be renewed every two (2) years by the owner/tenant and submitted to the ~~Planning Department~~ Building and Development Services Department for review and approval. Without renewal of the plan, the owner/tenant shall file an ~~O~~ff-~~S~~treet ~~P~~arking ~~P~~lan or revised ~~F~~inal ~~S~~ite ~~P~~lan within one (1) year of the expiration of the ~~P~~lan to provide the parking spaces credited to the ~~C~~ommuter ~~A~~ssistance ~~P~~lan.

~~C~~.B. Maximum Parking Permitted. In no case shall the total amount of parking provided exceed 1.1 times the total minimum required spaces, unless the Department Director determines, based on sound planning practices, that additional parking is justified.

~~1001.2.C. 710.1.5.5.9. Determination of Minimum Required Off-street Parking Spaces.~~

- ~~1. 710.1.5.5.9.1. Employee/Person Measurement Basis.~~ Parking spaces required on any employee/person basis in this Code shall be based on the estimated maximum number of employees/persons on duty or residing, or both, on the premises at any one time.
- ~~2. 710.1.5.5.9.2. Combinations of Uses/Multiple Uses on a Site.~~ Where a given use or building contains a combination of uses, parking as set forth in Paragraph 710.1.6, Parking ratios, shall be provided on the basis of the sum of the required spaces for each use, or as provided in Section 1005.5 (Shared/Joint-Use/Cooperative Parking Facilities).
- ~~A.3. 710.1.5.5.9.3. Maximum Requirements Apply in Cases of Uncertainty.~~ If there is uncertainty with respect to the amount of parking spaces required by the provisions of this Code, as a result of uncertainty as to the proposed use of a building or lot, the ~~maximum~~ largest requirement for the general type or use that is involved, shall govern.
- ~~B.4. 710.1.5.5.9.4. Requirements for Unlisted Uses.~~ Where the required number of parking spaces is not set forth for a particular use in the following sections, and where and there is no similar general type of use listed, the ~~Department Director~~ Planning Director shall determine ~~the basis for the number of spaces to be provided~~ the appropriate parking ratio.
- ~~C.5. 710.1.5.5.9.5. Fractional Measurements.~~ When ~~units or measurements determining~~ the calculation of the total numbers of required off-street parking spaces results in requirement of a fractional space, any fraction up to and including 0.5 shall be disregarded and any fraction over 0.5 ~~then such fraction~~ shall require a full off-street parking space, ~~if the fraction is .5 or above.~~
- ~~D.6. 710.1.5.5.9.6. Basis of Measurement.~~ In hospitals, bassinets shall not count as beds. In stadiums, sports arenas, churches, and other places of public assembly in which occupants utilize benches, pews or other similar seating arrangements, each eighteen (18) ~~lineal~~ linear inches of ~~such~~ seating facilities shall be counted as one (1) seat for the purpose of computing off-street parking requirements.

Commented [LDI63]: Employee parking should be included in the parking ratio. This may lead to an over abundance of parking and impervious surfaces. This will be further scrutinized during phase 2.

~~710.1.5.5.9.7. Handicapped Parking.~~ All construction shall be made accessible to the physically handicapped in accordance with Section 727, Handicap Requirements.

Commented [LDI64]: 710.1.5.5.9.7 covered by section 1008

~~1005.4. 710.1.4. Reduction in Number or Size of Required Off-Street Parking Spaces.~~

Except as provided in ~~Section 1005.7.C Paragraph 710.1.3.3 above,~~ Location of Vehicular Use Areas in required yards, all required off-street parking spaces and ~~their appurtenant~~ associated drive aisles and driveways shall be ~~deemed to be required space~~ on the lot on which ~~the same are situated~~ it serves and shall not be encroached upon or reduced in any manner except as provided ~~under 710.1.4.1 through 710.1.4.5 in this section.~~ However, The following reductions in parking space count and dimensions are allowed, provided the reductions do not cumulatively the total accumulative reduction of 710.1.4.1 through 710.1.4.4 below shall not exceed a total of ten (10) percent for a single use.

- ~~A. 710.1.4.1. Reduction in Need.~~** ~~Such~~ The number of required parking spaces may be reduced by the ~~Department Director~~ Planning Director in an amount which is justified by a reduction in the size or change in the use to which such is appurtenant.
- ~~B. 710.1.4.2. Replacement with Bicycle Space.~~** Such designated vehicular parking spaces may be reduced by providing designated parking spaces for bicycles, motorbikes and/or motorcycles with signage; but in no event shall such a reduction be allowed on more than five (5) percent of the total number of required spaces, or when the total required parking required is less than twenty-five (25) spaces.

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C. ~~710.1.4.4. Preservation of Trees.~~ ~~The number of required~~ Such vehicular parking spaces may be reduced by up to not more than ten (10) percent of the total number of required spaces where necessary to protect existing trees and/or existing natural plant communities, as defined in ~~Section 700744, Tree Protection.~~

D. ~~710.1.4.5. Variations for Known Requirements.~~ ~~Such~~ The number of required parking spaces may be increased or reduced by the ~~Department Director, Planning Director~~ when maximum actual parking demand requirements are ~~is known demonstrated~~ to be substantially different than those required in this chapter, Paragraph 710.1.6, Parking Ratios, below. The determination shall be based on a parking study provided by the property owner/agent.

E. ~~710.1.4.6. Vehicle Use Areas in the Watershed Overlay Districts.~~ ~~All proposed vehicle use areas~~ Development within the WP-E and WP-M ~~W~~watershed ~~O~~overlay ~~D~~districts may reduce the number of required parking spaces by a maximum of twenty (20) percent, with sufficient justification provided by the applicant, as stated in ~~section 1005.5.B~~ 710.1.3.2.3 above, that such spaces will not be necessary for the safe day-to-day use of the proposed facility.

1005.5. ~~710.1.3.2. Cooperative Parking Facilities.~~

Notwithstanding Paragraph 710.1.3.1, above, Cooperative parking arrangements may be allowed according to the following requirements:

F.A. ~~710.1.3.2.1. Legal Arrangements.~~ Required off-street parking spaces may be provided cooperatively for two (2) or more uses on ~~the same site or on~~ contiguous parcels similarly zoned, subject to an ~~easement~~ joint use for parking and access agreement is recorded, and any additional legal requirements that will assure the permanent availability of such spaces, to the satisfaction of the ~~Planning Department~~ Director and the County Attorney.

B. ~~710.1.3.2.2. Amount.~~ The ~~minimum~~ amount of ~~such combined parking spaces~~ shall equal the sum of the amounts required for the separate uses; however, a minimum of fifty (50) percent of the required spaces shall be provided on any one lot prior to allowing any cooperative parking arrangement. Provided, however, that the Board may reduce up to twenty five (25) percent of the total number of parking spaces required by strict application of said total requirements, when it can be determined the same spaces may adequately serve two (2) or more uses by reason of the different hours of operation of such uses, and so recorded as an ~~easement~~.

C. ~~710.1.3.2.3. Cooperative Parking within the WP-E, WP-M Watershed Overlay Districts.~~ Cooperative parking arrangements shall be encouraged within both the WP-E and WP-M overlay districts between similar adjacent uses, except where crossing a street will be necessary. ~~The requirements found elsewhere in 710.1.3.2 shall apply.~~ An additional five (5) percent reduction in the number of required spaces may be allowed above the allowable ten (10) percent reduction, if a cooperative parking agreement is submitted and approved by the ~~Department~~ Planning Director. The ~~Department Director, Planning Director~~ shall review the proposed design, adequacy of the proposed number of parking spaces, public safety, circulation and other traffic-related issues. The area not utilized for parking shall be used for open space.

1005.6. ~~710.1.3. Location of Parking Spaces.~~

~~710.1.3.1. Location of Parking. Generally.~~ All required ~~off-street~~ parking facilities shall be located:

A. ~~710.1.3.1.1. On~~ the same lot as the structure or use to which they are accessory, or ~~on~~ an adjoining lot under the same ownership ~~and zoning classification~~, and the parking use so stipulated as an easement in a recorded deed; and,

1. ~~710.1.3.1.2.~~ On land which has the same zoning classification as the land on which the structure or use to which they are accessory, or a zoning classification which allows such principal structure or use as a Permitted or Conditional Use; and,

2. ~~710.1.3.1.3.~~ On land in the same ownership as the structure or use to which they are accessory.

3. ~~710.1.3.1.4. Alternative Locations.~~ Notwithstanding paragraph ~~710.1.3.1.1.A~~ above, ~~t~~he ~~Department Director, Planning Director~~ may allow an alternative location on land of the same ownership and zoning for off-street parking facilities provided ~~that~~:

a. ~~(4)~~ The proposed arrangement will not cause any pedestrian or vehicular traffic hazards or congestion;:

b. ~~(2)~~ The proposed location will not ~~cause~~ require pedestrian movement across any arterial or major

Commented [LDI65]: Clarified this section

Commented [LDI66]: LEA recommends changing to ULI shared parking ratios and method as part of phase 2.

Commented [LDI67]: Refers to this same section.

collector street;

- c. The alternative location has the same zoning classification as the land on which the structure or use to which the parking is accessory, or a zoning classification which allows such principal structure or use as a permitted or conditional use;
- d. ~~(3) The alternative location includes involves~~ no more than ten (10) percent of the required off-street parking;
- e. ~~(4) that a~~ All such off-street spaces are within three hundred (300) feet of the principal entrance of the use they are intended to serve; and
- f. ~~(5) a~~ recorded easement stipulates ~~ing such the use~~ parking arrangement.

4. This section does not preclude the use of or the development of on-street parking. The applicability, location, and utilization of on-street parking shall be determined by the Department Director on a case-by-case basis.

Commented [LDI68]: The code was silent to on-street parking.

~~710.1.3.3.3. Vehicle Sales. Vehicles sales including restricted vehicle sales shall only be conducted on a lot approved for the specific use and within the designated zones stipulated in Chapter 6, under Figure 6-1. The displaying for the purpose of sale of any vehicle, including any restricted vehicle on any lot not properly zoned within a valid development approval is prohibited. The exception of this prohibition is the displaying for sale of not more than three (3) vehicles owned by the property owner, in any twelve (12) month period. No vehicle sales shall encroach upon any rights-of-way or public lands.~~

Commented [LDI69]: 710.1.3.3.3 moved to zoning chapter

~~710.1.3.3.4. There shall be no parking or outdoor storage areas located within a surface drainage area.~~

Commented [LDI70]: Deleted 710.1.3.3.4 as was redundant covered by 908.3.4.1a.(2)

1005.7. 740.1.5. Parking Lot Access and Design.

A. 740.1.5.5. Dimensional Requirements. All off-street parking areas shall comply with the Manatee County Public Works Standards ~~Manatee County Development Standards~~, but in no event shall the required dimensions be less than those presented in the following Tables A and B ~~710.1.5.5.1. Minimum Off-street Parking Area Dimensions~~ in **Error! Reference source not found.** ~~See Table "A". Handicap parking spaces shall be designed and provided in accordance with F.S § 316.1955, the Americans with Disabilities Act.~~

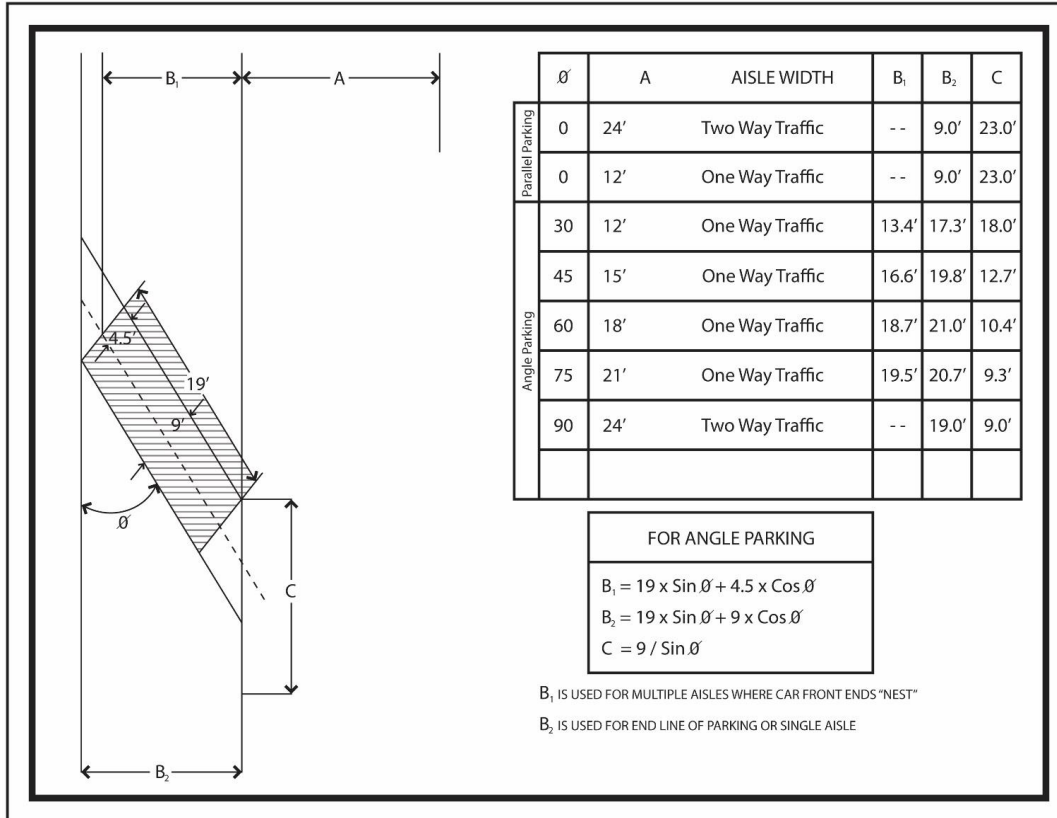
Commented [LDI71]: consolidated parking dimensional standards

Table 10 - 3: Parking Dimensional Standards

<u>Parking Angle (degrees)</u>	<u>Standard Stall Width (feet)</u>	<u>Stall Depth Perpendicular to Aisle (feet) (B₁/B₂)</u>	<u>Curb Length Parallel to Aisle (feet) (C)</u>	<u>Aisle Width One (1)-Way Traffic (feet) (A)</u>	<u>Aisle Width Two (2)-Way Traffic (feet) (A)</u>
0	9	--/23	23	12	24
30	9	13.4/17.3	18	12	-
45	9	16.6/19.8	12.7	15	-
60	9	18.7/21.0	10.4	18	-
75	9	19.5/20.7	9.3	21	-
90	9	--/19	9.0	-	24

Figure 10 - 1: ~~Table A. Minimum~~ Off-street Parking Area Dimensions





B. 710.1.4.3. Compact Car Spaces. Compact spaces Such vehicular parking space may be reduced by providing provided designated parking spaces each having a minimum width of eight-and-one-half (8.5) feet and containing not less than one hundred fifty-three (153) square feet for compact cars. Each compact car space shall be so identified by signage. For each compact car space, eighteen (18) square feet shall be provided in landscaped area in addition to that area required by the provisions of Section 701.745, Landscaping, with a proportional equivalent amount of trees and shrubs. No more than ten (10) percent of required spaces shall be compact car spaces.

C. 710.1.3.3. Location of Vehicular Use Areas in Required Yards.

1. 710.1.3.3.1. Generally. Except as may be qualified elsewhere in this Code, vehicle use areas, including parking spaces and drive-aisles that are located on the ground and are open to the sky, may be located in any required yard but not nearer to any lot line than eight (8) feet, or in a drainage easement. Parking spaces shall not be located: immediately at entrances; in front of exits closer than five (5) feet from the exit;
2. 710.1.3.3.2. Parking Structures; Carports. Except as may be qualified elsewhere in this Code, parking structures and carports shall be subject to the applicable minimum zoning district yard requirements applicable in the zoning district in which located.
3. Parking spaces shall be so arranged that backing of a vehicle from a parking space into the driveway access or egress is avoided to the extent feasible.
All parking spaces shall also be located at least ten (10) feet from all street rights-of-way.
4. No parking space or drive aisle shall be constructed closer than five (5) feet to any building unless it is

Commented [LD172]: Section 710.1.3.2.4 moved to chapter 3

Commented [LD173]: Moved down

Commented [LD174]: Addressed below (#3)

Commented [LD175]: Moved up

~~completely under the building, an attached carport, an enclosed garage, or at a drive-thru service lane.~~

Commented [LDI76]: Old Section 710.1.3.3 with minor modifications

5. ~~Parking spaces shall not be located in the following:~~

- a. ~~in a drainage easement, unless allowed through an easement encroachment affidavit;~~
- b. ~~in front of dumpsters;~~
- c. ~~in pedestrian ways;~~
- d. ~~in fire lanes;~~
- e. ~~in a loading space;~~
- f. ~~in a turning radius for a loading space;~~
- g. ~~in a visibility triangle; or~~
- h. ~~or in locations impeding proper traffic flow or maneuvering of other vehicles.~~

D. 710.1.5.1. - Generally Circulation. Provisions shall be made for safe and convenient pedestrian and vehicular traffic movements within and adjacent to the site, with particular emphasis on ~~layout of parking layout~~, off-street loading and unloading and on the movement of people, goods and vehicles upon access roads and drive aisles within the site, between buildings or structures and between buildings and vehicles.

1. ~~710.1.5.1.1 -~~ All off-street parking shall be provided with safe and convenient access to a street. Spaces shall be so arranged that no maneuvering directly incidental to entering or leaving a parking space shall be on any public or private street, alley, walkway, or landscaped area; and that all vehicles shall enter the street in forward manner. Vehicles must be able to enter, park and exit the property without difficulty. On non-residential properties, arrows, ground signs, building signs or painted lines on the ground to control the traffic flow may be required.

2. ~~710.1.5.1.2 -~~ Backing onto a ~~right-of-way~~ public or private travel lane is prohibited, except from single family dwellings and duplexes.

3. ~~710.1.5.1.2.1 - Angled Parking (30 degrees, 45 degrees, 60 degrees, 75 degrees) -~~ Drive aisles with angled parking on each side (~~30 degrees, 45 degrees, 60 degrees, 75 degrees~~) shall be limited to twenty (20) spaces without intersecting drive aisles.

4. ~~710.1.5.1.3 -~~ There shall be a twelve (12) foot long and twenty (20) foot wide turning area beyond the last parking stall in any dead end drive aisle, to allow proper maneuvering of a vehicle backing out of the last parking stall.

E. 710.1.5.2. - Multiple Stacking of Spaces. Each space shall be so arranged that any automobile may be moved without moving another, except for valet parking, single-family and duplex dwellings.

F. 710.1.5.3. - Pedestrian Safety. All off-street parking facilities, including drive aisles, travel lanes, and driveways shall be so arranged as to minimize hazards to pedestrian movement in the immediate area or encroach upon fire lanes, walkways, and visibility triangles. Pedestrians must be protected from exiting a building into vehicular traffic in an emergency. The applicant shall ~~clearly show by means of a~~ provide a walkway or a protected area for this purpose ~~being with~~ a minimum width of the doorway plus five (5) feet beyond the swing of the door. All exit discharges from buildings shall be protected by permanent means to insure pedestrian ~~safety areas are separated protected~~ from vehicular encroachment.

G. 710.1.5.3.1. - Pedestrian Safety Zones. Within parking areas over one hundred (100) spaces for commercial uses, paved pedestrian walkways at least six (6) feet in width shall be provided at two hundred (200) foot intervals. Such walkways may be interrupted by necessary drive aisles, but shall include adequate wheel chair ramps, if necessary. Wheel stops shall be so placed to prevent any portion of the vehicle to encroach upon the pedestrian safety zone. ~~Alternative designs meeting the intent of this section may be considered.~~

H. 710.1.5.4. - Waste Storage Facilities Location. The siting for waste storage facilities and dumpster pads shall not encroach upon a parking space, pedestrian walkway landscaped area, fire lane, driveway entrance, rights-of-way, visibility triangle, or easement. The turning radii for the waste hauler at the waste storage facility or dumpster pad shall not encroach upon a parking space, pedestrian walkway, landscape area, driveway entrance, or rights-of-way. ~~See also Section 728, Solid Waste Regulations.~~

1005.8. ~~710.1.2. Plans Required~~ Modifications to Existing Parking Lots.

~~Whenever a parking lot or vehicular use area is the subject of any of the following modifications, an off-street parking plan shall be submitted for approval by the Department Director, as required in Section 710.1.2.1 below, with the exception of single family and duplex dwellings. If a final site plan is required for any of the above situations, then the final site plan shall serve as the off-street parking plan.~~

Commented [LDI77]: Adjust intro language to flow better

- ~~A. 710.1.2.1. An off-street parking plan shall be required when an existing parking lot or vehicle use area is substantially amended (if this amendment does not affect the structure or structures themselves, and no final site plan is required). This shall include a~~ Alteration of circulation patterns on-site;
- ~~B. A change in driveway location;~~
- ~~C. a~~ Any increase or decrease in the number of parking spaces, ~~any decrease in the number of parking spaces;~~
- ~~D. a~~ An increase in impervious surface of five hundred (500) square feet or more; or
- ~~E. a~~ change in dumpster location.

~~710.1.2.2. The off-street parking plan shall accurately illustrate designate the required off-street parking spaces, access thereto, dimensions, general layout, percentage of impervious surface, and drainage calculations. This plan shall conform to all applicable requirements of Section 722.2 Chapter 8 and the Manatee County Public Works Standards. If a final site plan is required for the development, then the final site plan shall serve as the off-street parking plan.~~

Commented [LDI78]: Moved from intro paragraph.

~~Single family and duplex dwellings are exempt from this requirement.~~

1005.9. Section 730. Fire Access Requirements.

~~730.1. Purpose.~~

~~Whenever, within any non-residential zoning district, it is determined that parking of vehicles does or will shall not interfere with ready access by the Fire District to the structure for fighting fires, for access to a fire hydrant or fire department sprinkler or standpipe connections, installed for protection of the structures, or other public safety related emergencies, Therefore, the Fire Chief and or Fire Marshal of the applicable fire district shall designate a reasonable area(s) or areas leading to and adjacent to said structures and hydrants as fire lanes.~~

~~730.2. Fire Lane Designations.~~

~~Upon the designation of a fire lane as provided in 730.1, the procedure to be taken shall be as follows:~~

- ~~A. 730.2.1. The Fire Chief and or Fire Marshal shall notify, in writing, the owner of the property involved that a fire lane has been designated and the extent of the fire lane(s).~~
- ~~B. 730.2.2. Not later than thirty (30) days after the receipt of notice in writing, the owner shall cause to be placed or erected, signs and markers along the designated fire lane which shall declare to all persons, the existence of the fire lane.~~
- ~~C. Fire lanes shall be required next to all buildings and fire protection devices in accordance with the Manatee County Public Works Standards and approved by the Fire Marshall.~~

Commented [LDI79]: Added based on discussions with PW staff.

~~730.3. Design and location of signs and markers.~~

- ~~730.3.1. The owner shall maintain the signs and markers designating the fire lane in a legible condition. Upon notification, signs and markers shall be replaced within ten (10) working days.~~
- ~~730.3.2. The design and location of the signs and markers shall be recommended by the Fire Chief and/or Fire Marshal. Additionally, all signs shall meet the requirements as set forth by the Florida Department of Transportation Traffic and Design Standards.~~
- ~~730.3.3. All fire lanes shall have a minimum width of twelve (12) feet.~~
- ~~730.3.4. All fire lanes shall be completely outlined with yellow traffic paint, by a stripe of four (4) inches minimum width; also, diagonal striping, four (4) inches wide, spaced ten (10) feet on center shall be provided throughout the area within the fire lane. For one way travel areas, the forward end of the diagonal striping shall be in the direction~~

Commented [LDI80]: Section 730.3. moved to PW Manual

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~~of travel. If the fire lane is partially delineated by curbing, the entire curbing shall be painted traffic yellow and shall constitute a stripe.~~

~~730.3.5. Pavement marking shall have the words "No Parking Fire Lane" painted in yellow traffic paint, in block letters of no less than ten (10) inches in height with a minimum two (2) inch stroke facing each direction of travel within the fire lane to be spaced a minimum of every fifty (50) feet within the fire lane.~~

~~730.3.6. All fire lanes shall be posted with signs on the curb or side of fire lane immediately adjacent to the building or structure bearing the words "No Parking Fire Lane" or the graphic symbol of a blocked "P" with the words "Fire Lane". Said signs shall face each direction of travel within the fire lane and shall be spaced a minimum of every fifty (50) feet within the fire lane.~~

~~730.3.7. Pavement markings and posted signs shall be alternately placed so that within every twenty-five (25) feet either pavement marking or posted sign shall be visible.~~

D. 730.4. No person shall park a vehicle in any fire lane designated as such pursuant to this Section, nor within fifteen (15) feet of any fire hydrant or fire department standpipe or sprinkler connection. No person shall at any time block access to the designated fire lane(s) or fire department standpipe or sprinkler connection. Any person violating the terms of this provision shall be deemed to have committed a traffic infraction

E. 730.5. No owner of property where on a fire lane has been designated shall alter or remove the designated fire lanes, fire lane signs, or markers without prior written consent of the ~~Fire Chief or~~ Fire Marshal.

F. 730.6. ~~Any person violating the terms of Section 730.4 shall be deemed to have committed a traffic infraction;~~ These Sections shall be enforced in accordance with Chapter 12 and applicable laws. Provided, however, that no person shall be deemed to have violated the provisions of this section regarding the parking infraction, unless signs or markers were conspicuously posted designating the area in which the vehicle was parked as being a fire lane.

~~(Ord. No. 01-23, § 3, 2-19-01)~~

1005.10. 710.1.5.5.8. Landscaping.

All off-street parking facilities shall comply with the landscaping requirements of Section 701.745, Landscaping. All interior portions of off-street parking facilities not utilized specifically as a parking space, maneuvering, fire lane, ~~or~~ other necessary vehicular use area shall not be paved, but shall be landscaped in accordance with Section 701.745, Landscaping.

1005.11. 710.1.5.5.5. Construction and Maintenance.

710.1.5.5.5.1. Surface.

All off-street parking facilities, including drive aisles, travel lanes, and driveways, except single-family residences in the "A" and "A-1" zoning districts shall be constructed and maintained in accordance with the ~~Manatee County Development Standards~~ Manatee County Public Works Standards, but at a minimum shall be provided with a smooth, dustless surface of cement concrete or bituminous concrete.

The ~~Department Planning~~ Director may approve the utilization of perforated type paver blocks or grassed parking areas for a portion of the required number of vehicular parking spaces for churches or other places of worship, for places of public assembly for meetings or other events, and for temporary uses; where it is clear that such grassed surface and perforated type paver blocks can be adequately maintained due to the infrequency of use, and that adequate permanent traffic control means will be provided to direct vehicular flow and parking, and that paved parking will be provided for all weekday employees and visitors. Each parking space within the grassed parking area shall be delineated with ~~either~~ wheel stops, drive aisle pavement markings, vertical markers or some other means of delineating the spaces.

Commented [LD181]: Moved to PW Manual

~~710.1.5.5.5.1.1. Large Projects. This section shall apply to retail and wholesale sales establishments greater than one hundred and fifty thousand (150,000) square feet to allow for seasonal overflow parking. However, in no instance shall the alternative surface be allowed for more than twenty (20) percent of the required parking for the project. The applicant may choose to use either grass parking with paved drive aisles and wheel stops or permeable paver block with paved drive aisles and wheel stops. This parking must be in locations furthest from the entrances of the establishments and shall not be for daily use.~~

Commented [LD182]: Sections 701.1.5.5.5.1. thru 701.1.5.5.5.5. moved to PW Manual

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~~710.1.5.5.1.2. Vehicle Use Areas within Watershed Overlay Districts. Proposed vehicle use areas in non-residential projects located within the WP-E and WP-M Watershed Overlay Districts may provide up to fifty (50) percent of their required parking areas with a grass or other such pervious surface, provided that the drive aisles are paved, and that the pervious parking spaces are located furthest from the entrance of the building. Such pervious parking spaces shall be allowed in multi-family projects only in guest parking spaces and spaces not in daily use by the residents and staff.~~

~~710.1.5.5.2. Curbs or Stops. The periphery of all off-street parking areas regardless of surface material and landscaped areas within parking areas shall have curbs, wheel stops, or similar permanent devices. (See Section 715.6).~~

~~710.1.5.5.3. Encroachment by Vehicle Parking Spaces.~~

~~The front of a vehicle may encroach upon any interior landscaped area or walkway when said area is at least eight (8) feet in width and where permanent wheel stops or curbing are provided.~~

~~No vehicle shall encroach or overhang upon any sidewalk or walkway, more than two (2) feet measured from the outside of the curbline. However, an encroachment of three (3) feet measured as above, may occur if the sidewalk at the head of the car stall, is widened to at least eight (8) feet.~~

~~No tree or shrub of more than two (2) feet in height shall be located within two (2) feet of the edge of the landscape area.~~

~~No encroachment into the visibility triangle is allowed.~~

~~The minimum depth of the parking stall shall be seventeen (17) feet if the sidewalk encroachment is utilized. Under no circumstances shall a parking stall length be reduced below seventeen (17) feet.~~

~~710.1.5.5.4. Marking of Spaces. Parking areas for three (3) or more vehicles shall have individual spaces clearly marked by permanent striping of the parking stall.~~

~~710.1.5.5.5. Drainage. All off-street parking facilities shall be drained so as not to cause any stormwater runoff to flow onto adjoining or nearby properties. In general, the center of the travel lane or drive aisle shall have a crown allowing the surface water to flow toward the head of the car stalls which shall serve as a gutter. In situations where it is not practical to design the high point in the middle of the travel lane, or drive aisle due to topographic conditions, the stormwater sheet flow from sections within the parking lot shall be directed to the head of a group of car stalls, which shall serve as a gutter line, or directly to a drainage structure or swale which is off the parking area and drive aisle.~~

~~710.1.5.5.6. Reserved.~~

~~710.1.5.5.10. Stacking Lanes for Drive Through Facilities.~~

~~Section 727. Handicap Requirements.~~

~~727.1. Purpose and Intent.~~

~~These regulations are established to provide safe and convenient access for the physically handicapped for all Development and buildings which may be frequented, lived in, or worked in by the public.~~

~~727.2. Requirements.~~

~~All development shall be made accessible to the physically handicapped in accordance with Chapter 553, and other applicable Florida Statutes, the Florida Accessibility Requirements Manual, latest edition, and as provided herein.~~

~~727.3 The Florida Accessibility Requirements Manual adopted herein shall be applicable to all new construction, including modular unit buildings, substantial improvements, alterations, additions, and changes in occupancy or use as follows:~~

~~727.3.1. All new development and construction except as specifically exempted therein.~~

~~727.3.2. Existing developments and buildings which are substantially improved shall comply with the provisions of this Section for new construction.~~

~~727.3.3. Each element or space of a building, structure or area, including the site, that is altered shall~~

Commented [LD183]: Consolidated with conditional use standards - see chapter 5.

Commented [LD184]: ADA requirements should only be referenced and not placed directly in the code as they are amended from time to time

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~~comply to the extent it is altered with the applicable provisions unless structurally impracticable.~~

~~727.3.4. These provisions shall apply to buildings and facilities designated as historic structures that undergo alterations or a change in occupancy or use.~~

~~727.4. Minimum Handicapped Space Requirements.~~

Total Parking in Lot	Required Number of Accessible Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of Total
Over 1,000	20 plus 1 for each 100 over 1,000

Section 1006 Section 710.2 Off-Street Loading.

1006.1. 710.2.1. Applicability.

~~With the exception of residential, financial institutions and office, a~~ All non-residential buildings built or erected and all uses established after the effective date of this Code shall provide accessory off-street loading space ~~in accordance with this Section.~~ When an existing structure or use is expanded in floor area, volume, or capacity, accessory off-street loading space shall be provided in accordance with this ~~S~~section for the area, or capacity of such expansion.

1006.2. 710.2.16. Off-street Loading Plans Required.

~~A plan shall be submitted with every application for a~~ Site plans submitted to the County for approval for any use or structure ~~required to provide off-street loading facilities. The plan shall accurately designate the required off-street loading spaces, maneuvering areas, access thereto, dimensions, clearance, and general layout.~~

1006.3. 710.2.7. Use Limitations.

No motor vehicle repair work, gasoline or oil facilities, except emergency service, shall be permitted in association with any required off-street loading activity. There shall be no storage of material or equipment, display of merchandise, long term storage of containerized facilities in any loading dock area.

1006.4. 710.2.17. Number of Minimum Required Loading Spaces Required.

~~710.2.17.1. Ratios. Minimum off-street loading spaces accessory to the a uses, designated in Section 710.2.17.2 below, shall be provided in accordance with the following~~ **Error! Reference source not found.** ~~3. schedule:~~

~~710.2.14. Maximum Requirements Apply in Cases of Uncertainty.~~

If there is uncertainty with respect to the amount of loading spaces ~~s~~ required by ~~the provisions of this Code as a result of an indefiniteness as to the proposed use of a building or land,~~ the maximum requirement for the general type of use allowed in that district shall govern ~~and shall be determined of the Department Director.~~

~~710.2.15. Unlisted Uses Determination by the Planning Director.~~ Where the required number of loading spaces is not set forth for a particular use in the following paragraphs, and where there is no similar general type of use listed, the ~~Department~~ **Planning** Director shall determine the basis of the number of spaces to be provided.

Commented [LD185]: Loading space requirements are slightly excessive and needed to be streamlined for ease of use consider revising requirements as part of phase 2

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- ~~A. 710.2.17.1.1. Standard A:~~ One (1) space for the first 5,000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.
- ~~B. 710.2.17.1.2. Standard B:~~ One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 15,000 square feet or major fraction thereof.
- ~~C. 710.2.17.1.3. Standard C:~~ One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

~~710.2.17.2. Uses.~~

Table 10 - 4: Loading Space Uses

Uses	Standards
Agricultural Products Processing Plants	A
Agricultural Research Facilities	B
Bowling Alley and Any Similar Commercial Recreational Establishment	C
Building Materials Establishment	A
Business Service and Supply Service Establishment	B
College or University	C
Construction Service Establishments	A
Correctional Facilities	C
Farm Equipment and Supply Establishments	B
Farming Service Establishments	C
Food Service Establishment	B
Funeral Chapel, Funeral Home	C
Hospital	C
Hotel, Motel	C
Industrial Service Establishment	A
Lumberyard	A
Manufacturing Establishment	A
Nursing Homes	C
Offices	B
Personal Service Establishments	B
Repair Service Establishment	B
Retail Sales Establishment	B
Sawmills	B
School	C
Scientific Research and Development Establishment	B
Slaughterhouses	A
Stockyards and Feed Lots	A
Vehicle Sale, Rental and Service Establishment	A
Warehousing Establishment	A
Wholesale Trade Establishment	A
Other unlisted uses, with a gross floor area over 10,000 square feet and which require the receipt or distribution by vehicle of materials or merchandise	B

1006.5. ~~710.2.3. Cooperative Loading Facilities.~~

Required off-street loading spaces may be provided cooperatively for two (2) or more uses, subject to an easement and arrangements that will assure the permanent availability of such spaces ~~to the satisfaction of the Planning Director.~~ Where a given use or building on the same lot contains a combination of uses, as set forth in the following paragraphs, loading facilities shall be provided in such a manner as to encourage combined usage of facilities.

~~710.2.13. Combination of Uses.~~

~~Where a given use or building on the same lot contains a combination of uses, as set forth in the following paragraphs, loading facilities shall be provided in such a manner as to encourage combined usage of facilities.~~

Commented [LEA86]: moved from old 710.2.13

Commented [LD187]: Deleted as it serves the same purpose as 710.2.3.

1006.6. ~~710.2.4.~~ Reduction in Required Loading Spaces.

All Required off-street loading spaces ~~and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and~~ shall not be encroached upon or reduced in any manner, except upon approval by ~~that~~ the ~~Department Director, Planning Director~~ in either of the following circumstances:

Commented [LD188]: Deleted redundant language

~~710.2.4.1. Substitution. Such space may be reduced by the amount of which other space, conforming to the provisions of this Code, is provided for the use that is involved, or~~

~~710.2.4.2. Reduction in Need. Such space may approve a reduction be reduced in an amount which is justified by a reduction in the need for such space by reason of based on a reduction in size or change in the size or nature of the use served to which such is appurtenant.~~

1006.7. ~~710.2.2.~~ Location of Loading Facilities.

A. Required Loading Space. All required off-street loading spaces shall be located on the same lot as the use served; provided that the ~~Department Director, Planning Director~~ may waive such location requirement based on the nature of the use served ~~in those instances where the provisions of Section 710.2.4 below are satisfied.~~

~~710.2.5. Distance From Intersections; Setbacks.~~

B. Location. No loading space or berth shall be located within forty (40) feet of the nearest point of intersection of the edges of the travel way or the curbs of any two (2) streets. The surfaced portions of all loading areas, excluding driveways, shall observe a twenty (20) foot setback from all front lot lines, a ten (10) foot setback from all other lot lines, and visibility triangles.

1006.8. ~~710.2.10.~~ Loading Facility Design.

A. Required Dimensions. All off-street loading areas shall be designed in accordance with ~~the Manatee County Public Works Standards, Manatee County Development Standards~~; but in no event shall the required dimensions be less than fifteen (15) feet wide, thirty-five (35) feet long, and fifteen (15) feet high, except that where one (1) such loading space has been provided, any additional loading space lying alongside, contiguous to, and not separated from such first loading space need not be wider than twelve (12) feet. All maneuvering areas shall have a minimum vertical clearance of fifteen (15) feet.

~~710.2.6. Relationship to Off-street Parking.~~

B. Maneuvering. The required off-street loading area shall not ~~be used~~ include to accommodate the required maneuvering area ~~to satisfy the space requirement for~~ of any off-street parking facilities.

C. Circulation. ~~To the extent feasible, N~~o loading area shall be so located as to interfere with the free circulation of pedestrian and vehicles in any off-street area.

~~710.2.8. Access; Parking.~~

D. Access. Each off-street loading space shall be provided with safe and convenient access to a street, without ~~the necessity of being necessary to cross or of crossing or~~ entering any other required loading space.

E. Street Side Access. If ~~any such a~~ loading space is located contiguous to a street, the street side access of the loading space shall be provided only through driveway openings in the curb of such dimension, location and construction as may be approved by the ~~Planning Department~~ Building and Development Services Department, ~~in accordance with adopted specifications.~~

F. Marked Spaces. ~~In addition, l~~ Loading spaces shall ~~be designed to prohibit parking and shall~~ be painted with diagonal stripes, ~~and~~ marked "Loading Only."

G. Leaving and Entering. Loading ~~s~~ Spaces shall be so arranged that no maneuvering, directly incidental to entering or leaving a loading space, shall be on any street, alley, walkway, fire lane, parking space, or landscaped area.

H. Pedestrian Safety. The exit discharge at the loading dock area shall ~~comply with Section 710.1.5.3~~ be arranged as to minimize hazards to pedestrian movement in the immediate area.

~~710.2.12. Screening.~~

I. Landscaping. All off-street loading areas shall comply with the provisions of screening and buffering outlined in

Section 7017.15, Landscaping as necessary to protect adjacent property and rights-of-way. Loading spaces, berths, associated maneuvering areas and driveways shall be arranged and designed so as to prevent damage to such screening measures.

1006.9. 710.2.9. Construction.

All off-street loading areas including drive aisles and driveways shall be constructed and maintained with an all-weather dustless surface, in accordance with ~~the~~ [Manatee County Public Works Standards](#) ~~Manatee County Development Standards~~.

~~710.2.11. Reserved.~~

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