

VI. Offstreet parking guides and standards.

The following Guides and Standards shall apply to offstreet parking required by the City of Miami Zoning Ordinance, or as otherwise provided. For general performance standards concerning offstreet parking facilities, refer to section 917 of the Zoning Text.

Offstreet parking shall be designed, constructed and maintained to provide safe, convenient vehicle parking and pedestrian movement to and from parked vehicles.

Design and construction of all required and/or provided parking stalls, access aisles, driveways, paving, curbing, wheel stops, drainage, and marking shall further be in accordance with City of Miami, Department of Public Works, Engineering Standards for Design and Construction.

A. Site plan review and approval.

A site plan shall be submitted to the Planning, Building and Zoning Department which clearly and accurately indicates the existing and proposed parking spaces, access aisles, driveways, sprinklers or water outlets, the location, size and description of all landscape materials, and the relationship of the parking and landscaped areas to the uses and/or structures that the offstreet parking facilities or lots are intended to serve.

No such plans shall be approved by the Planning, Building and Zoning Department unless it is determined that the layout of the facilities or lot, including landscaping, will provide for reasonable protection against undesirable effects with respect to contiguous property. It shall also be determined that the landscaping will preserve and improve the appearance and character of the surrounding neighborhood, through the screening effects and aesthetic qualities of such landscaping.

B. Length and width of stalls.

Where the side of any stall abuts a wall, fence, building, or other physical obstruction, the stall widths provided herein shall be increased by one (1) foot. Where there is an obstruction on both sides of the stall, the widths provided herein shall be increased two (2) feet.

Standard stalls shall be a minimum of eight and one-half (8 1/2) feet in width and eighteen (18) feet in length.

Where an interlocking module arrangement is used for angle parking, the opposing vehicles shall have front bumpers abutting one another. The front bumper of an opposing vehicle shall not abut the fender of the other vehicle.

C. Parking stalls required for physically handicapped drivers.

Parking stalls required for physically handicapped drivers shall be provided as required by the South Florida Building Code.

Where parking spaces for the handicapped are to be provided, they shall be a minimum of eighteen (18) feet long and the width and quantity shall be in accordance with the South Florida Building Code. All such stalls reserved for physically handicapped drivers shall clearly be designated with appropriate signage. Stalls shall be located as close as possible to ramps, walkways, entrances and elevators. Where feasible, such parking stalls shall be so located that physically handicapped drivers are not compelled to walk or wheel across main traffic lanes and/or behind parked cars to reach ramps, walkways, entrances and elevators.

D. Access aisles.

Access aisles between rows of stalls shall have minimum widths, free of any obstructions, as indicated in the following table.

<u>Angle of Parking</u>	<u>Width of Aisle; One-Way Traffic Double Loaded</u>	<u>Width of Aisle; Two-Way Traffic Double Loaded</u>	<u>Width of Aisle; One-Way Traffic Single Loaded</u>
90 ⁰	23.0 feet	23.0 feet	23.0 feet
60 ⁰	11.8 feet	19.3 feet	12.7 feet
45 ⁰	9.5 feet	18.5 feet	10.8 feet
Parallel	10.0 feet	20.0 feet	10.0 feet

E. Width, location, and slope of driveways.

Driveways leading to parking areas shall have no less than ten (10) feet of paved width. For any parking area providing ten (10) or more parking stalls, a one-way driveway shall have no less than ten (10) feet of paved width and a two-way driveway shall have no less than twenty (20) feet of paved width.

No door or pedestrian entrance at ground level shall open directly upon any parking stall, driveway or access aisle unless the doorway or pedestrian entrance is at least three (3) feet from said stall, driveway or access aisle.

Ingress and egress driveways leading to parking areas shall be located so as to provide maximum length for waiting vehicles. Combined ingress-egress driveways shall be located at or near the middle of the block. Where ingress and egress driveways are separated, the ingress driveway shall be located as far up in the block as is practical and the egress driveway shall be located as far down in the block as is practical.

Where the vehicular egress from an offstreet parking facility to a public street or alley is a ramp sloping upward to meet the street or alley grade, the slope shall not exceed one (1) in twenty (20) for the last twenty (20) feet to the base building line, as in accordance with the South Florida Building Code.

Where the vehicular egress from an offstreet parking facility to a public street or alley is a ramp sloping downward to meet the street or alley grade, the slope shall not exceed one (1) in ten (10) for the last twenty (20) feet to the base building line, as in accordance with the South Florida Building Code.

Where a driveway crosses the base building line, such driveway shall be a minimum of five (5) feet from any side property line.

F. Vertical clearance.

All required and/or provided offstreet parking facilities shall have a minimum vertical clearance of seven (7) feet. Where such a facility is to be used by trucks and/or buses, the minimum vertical clearance shall be fifteen (15) feet. Vertical clearance shall be clearly marked on overhead structures having less than sixteen (16) feet of clearance. (Refer to section 923 of the Zoning Text.)

G. Ingress vehicular control devices.

Parking ticket dispensers and other ingress vehicular control devices that require a vehicle to stop prior to entering a parking facility, shall be so located as to provide a minimum approach driveway of twenty (20) feet in length between the base building line and the ticket dispenser. Additional driveway length shall be provided where waiting vehicles would otherwise infringe on any public street, alley, or sidewalk.

H. Pavement.

All required and/or provided offstreet parking facilities shall be properly paved with an approved continuous pavement except where otherwise provided herein.

Single-family and two-family detached or semidetached dwellings may utilize portland cement concrete ribbons in place of continuous pavement. Environmentally or historically significant sites may utilize non-continuous, permeable pavement in place of continuous pavement.

I. Drainage.

Drainage shall be provided to all required and/or provided offstreet parking facilities so as not to cause any nuisance or damage to adjacent property. The provision of such drainage shall be in accordance with the South Florida Building Code.

J. Lighting.

Adequate lighting shall be provided if the required and/or provided offstreet parking facilities are to be used at night. All lighting shall be designed and arranged so as to prevent glare or excessive light on adjacent property. Such lighting design and arrangement shall be in accordance with Article VI of the Miami Code.

K. Marking.

Each parking stall shall be marked with painted or thermoplastic white double lines between spaces. Width of such lines shall be four (4) inches.

Each parking stall shall be provided with a wheel stop or raised continuous curbing serving as a wheel stop. The back of the curb or wheel stop shall be located two (2) feet from the end of each stall.

Signs or arrows marked by a permanent, durable, contrasting material shall indicate the directions of traffic movements.

L. Landscaping.

All required and/or provided surface offstreet parking facilities and parking lots shall be landscaped in accordance with the following standards:

The landscaping shall include lawn, shrubs, hedges, trees, or other acceptable materials that may be used as visual amenities. All landscaped areas shall be planted with grass or an approved ground cover or material.

In instances where substantial or meaningful plant material exists on a site prior to its development, such landscape material may be used if approved by the Planning, Building and Zoning Department as meeting the requirements of these landscaping Guides and Standards for offstreet parking facilities and parking lots.

Landscape material.

All required landscape materials shall be graded "Florida No. 1," or better, as defined in "Grades and Standards for Nursery Plants," Part I and II, by the State of Florida Department of Agriculture.

Trees shall be a minimum of ten (10) feet in overall height upon planting. All required trees shall be of an approved shade tree variety which shall attain a minimum mature crown spread greater than fifteen (15) feet. Such trees shall have a clear trunk of at least five (5) feet above finished grade level.

Shrubs and hedges shall be a minimum of two and one-half (2-1/2) feet in height upon planting. Hedge material shall be planted a maximum of two and one-half (2-1/2) feet on center and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one (1) year after planting.

Periphery landscaped areas.

A landscaped area that is a minimum of five (5) feet in width shall border all periphery parking areas when said parking area is located along any street or is adjacent to any required and/or provided front yard area. The area shall be landscaped with trees no greater than fifty (50) feet on center with a minimum of two (2) trees for each street frontage, and continuous hedge in the planting area.

A landscaped area a minimum of three (3) feet in width shall be provided when parking stalls, access aisles, or driveways are located along any side or rear lot line. The landscaped areas shall be planted with a continuous hedge, and with trees no greater than fifty (50) feet on center, when the landscaped area does not abut a parking row. In certain instances, a solid and continuous masonry wall, a minimum of five (5) feet in height, whose surfaces are stuccoed, painted, tiled, or textured in such a way as to provide a decorative effect if approved, may be used in a lieu of the landscaped area.

Each landscaped area containing trees shall have a minimum area of fifty (50) square feet and trees shall be planted in an approved soil mix.

All parking stalls, access aisles and driveways in a residential area shall be separated from any building by a minimum of twenty (20) inches and landscaped with shrubbery and grass, ground-cover, or other suitable material.

No periphery landscaped area or decorative wall shall be required where parking abuts an interior lot line in a commercial or industrial area (except where parking abuts mixed uses), or is adjacent to a dedicated alley.

Where the placement of buildings causes parking in any commercial or industrial district to be located so as not to be readily visible from a public street, the Planning, Building and Zoning Department may waive the landscaping required for that portion of the parking area that is not readily visible from the street.

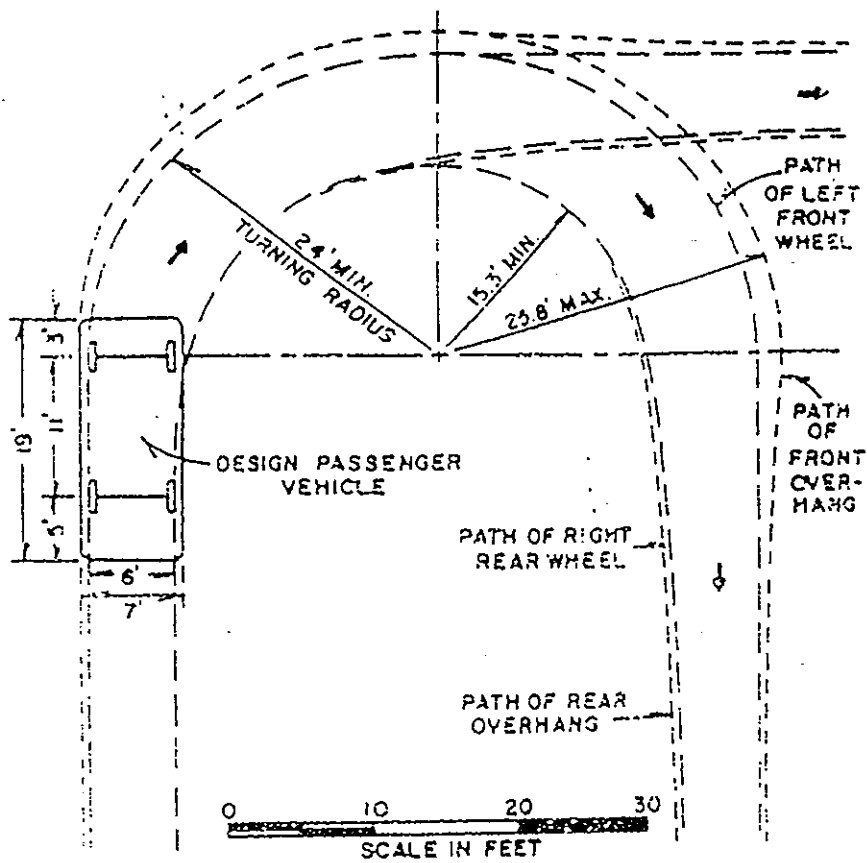
Interior landscaped areas.

The total area of all interior landscaped areas shall not be less than ten (10) square feet for each parking space provided on the site. A landscaped area with a tree shall be required at the end of all parking rows abutting an aisle or building. Each landscaped area containing trees shall have a minimum area of fifty (50) square feet and a minimum width of five (5) feet.

For each row of parking there shall be a minimum of two (2) landscaped areas with trees within the first ninety (90) linear feet, and one (1) landscaped area with a tree for each additional ninety (90) linear feet. For each row of parallel parking there shall be a minimum of two (2) landscaped areas with trees within the first seventy-five (75) linear feet, and one (1) landscaped area with a tree for each additional seventy-five (75) linear feet. The landscaped areas shall be equally spaced wherever possible.

For each row of valet or attendant parking there shall be a minimum of one (1) landscaped area with a tree within each ninety (90) linear feet. The landscaped area shall be equally spaced wherever possible.

Where a parking row abuts a building, a cluster palm may be substituted for the required tree or single palms may be substituted on a three (3) palm to one (1) tree basis.



MINIMUM TURNING PATH FOR PASSENGER VEHICLE

MINIMUM PARKING STANDARDS
OFF STREET PARKING

DEPARTMENT OF PUBLIC WORKS
CITY OF MIAMI, FLORIDA

SHEET 4 OF 4

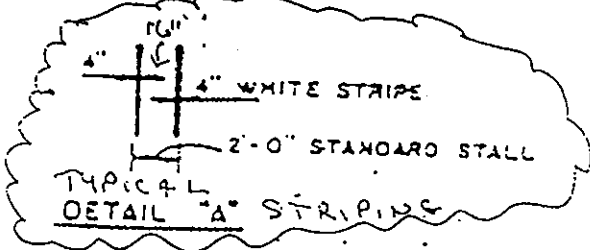
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CK: WAM

MAY, 1983

MISC.
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SEE DETAIL "A"

PARALLEL PARKING



SEE DETAIL "A"

ANGLE PARKING

- D₁ : TWO WAY TRAFFIC, DOUBLE LOADED (2 ROWS OF STALLS)
- D₂ : ONE WAY TRAFFIC, DOUBLE LOADED (2 ROWS OF STALLS)
- D₃ : ONE WAY TRAFFIC, SINGLE LOADED (1 ROW OF STALLS)

VEHICLE STALL DIMENSIONS
18' STALL LENGTH

A	B	C	D ₁	D ₂	D ₃	θ
23'-0"	8'-6"	9'-0"	20'-0"	10'-0"	10'-0"	Parallel
12'-0"	8'-6"	18'-9"	18'-6"	9'-6"	10'-9"	45°
11'-1"	8'-6"	19'-3"	18'-6"	9'-6"	10'-9"	50°
10'-5"	8'-6"	19'-7"	18'-9"	10'-3"	11'-5"	55°
9'-10"	8'-6"	19'-10"	19'-4"	11'-10"	12'-8"	60°
9'-5"	8'-6"	20'-0"	19'-8"	14'-1"	15'-1"	65°
9'-1"	8'-6"	19'-11"	19'-9"	16'-3"	17'-1"	70°
8'-10"	8'-6"	19'-8"	20'-3"	18'-3"	18'-10"	75°
8'-8"	8'-6"	19'-3"	20'-6"	20'-0"	20'-3"	80°
8'-6"	8'-6"	18'-9"	21'-7"	21'-7"	21'-9"	85°
8'-6"	8'-6"	18'-0"	23'-0"	23'-0"	23'-0"	90°

- NOTES:
1. WHERE A STALL ABUTS A PHYSICAL OBSTRUCTION, THE STALL WIDTH SHALL BE INCREASED BY 2 FEET. WHERE THERE IS AN OBSTRUCTION ON BOTH SIDES, THE STALL WIDTH SHALL BE INCREASED BY 4 FEET. DIMENSIONS SHOWN ARE MIN. FOR UNOBSTRUCTED PARKING AND MANEUVERING. WHERE PHYSICAL OBSTRUCTIONS EXIST, ADDITIONAL WIDTH MUST BE PROVIDED FOR PARKING AND TURNING MOVEMENT.
 2. A DOUBLE PAINTED LINE IS STD. ON ALL PARKING LAYOUTS. MIN. WIDTH OF PAINTED LINES IS 4". COLOR WHITE.
 3. THIS STANDARD TO SUPERCEDE ALL OTHER PARKING STANDARDS.

MINIMUM PARKING STANDARDS
OFF STREET PARKING

DEPARTMENT OF PUBLIC WORKS
CITY OF MIAMI, FLORIDA

DR: RB
CK: LJH

NO SCALE = SEPT. 1990

SHEET 1 OF 1
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