CITY OF PARKER
AGENDA ITEM SUMMARY
MEETING DATE: 07/09/2024

1. ITEM: 5
ORDINANCE 2024-421 LDR

PRESENTED BY:
MR. SLOAN

2. PURPOSE:

PRESENTATION _X__
PUBLIC HEARING ____
APPROVAL (possible) _X__
REGULAR ____
DISCUSSION ____

3. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES___ NO_x_ N/A___

4. BACKGROUND:

This is a presentation of the ordinance amending the land development rules pertaining to the light manufacturing section.

5. REQUESTED MOTION/ACTION M____ 2ND____

Mr. Hall	**A**	**N**
Ms. Hutto	**A**	**N**
Mr. Merritt	**A**	**N**
Mr. Stryker	**A**	**N**
Chairman Rega	**A**	**N**

ORDINANCE NO. 2024-421

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (ORDINANCE NO. 2022-409, AS AMENDED) TO AMEND CERTAIN PROVISIONS RELATING TO LIGHT MANUFACTURING; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER AS FOLLOWS:

Section 1. Section 4-5.4.3 in the Land Development Regulations ("LDR") is hereby amended follows:

3 Conditional Uses.

a. Light Manufacturing, provided that:

i. In any Subarea of the CRA, the property must have direct vehicular access to a state or federal road or highway without the use of any City streets for deliveries by vehicles having more than four (4) axles such as deliveries of raw materials or finished products.

ii. The total enclosed area of all structures within all properties associated with the light manufacturing business may not exceed ~~22.500~~30,000 square feet.

Section 2. Section 5-9.8.1 of the LDR is hereby amended as follows:

1. Off-street parking spaces shall be provided and established upon the erection or enlargement of any building or structure or upon an increase in the capacity of any building or structure for any purpose, including, but not limited to, dwelling units, guest rooms, floor area, seating capacity, employment or patronage.

No on-street public parking spaces may be used in calculating the number of parking spaces required of any business. Where any business has a designated employment, seating or patronage capacity of twenty-five (25) persons or more, twenty-five (25) per cent of the minimum parking requirements may be satisfied by available off-street public parking facilities provided the availability thereof is on the same side of the block and not separated by a major street or thoroughfare and is located within five hundred (500) feet of the business, provided the parking facility and its access is not interrupted by any fence, walls, or other structure which would

separate the business from the off-street parking area. The measurement from the business to the parking area shall be measured from the entrance of the business to the entrance of the parking facility along the commonly traveled and approved pedestrian walkway or route between the business and the parking facility.

Off-Street parking requirements shall be as follows:

Use	Spaces Required
Dwellings	
Single-family, duplex, cluster or town house dwelling units	2 per unit
Apartment or condominium	1.5 spaces per each efficiency or 1 bedroom unit and 1.8 spaces per each unit having 2 bedrooms or more (plus 1 per each 10 units)
Mobile / Manufactured Home Parks	2 per unit (plus 3 per 300 sq. ft. of service buildings)
Hotels and motels	1 per unit (plus 1 per 5 employees)
Boarding homes and Dormitories	1 per bedroom
Public Assembly	
Church, temple or other place of worship assembly room	1 per 4 seats in main assembly room
Fraternal organization or private club	1 per 300 sq. ft. gross floor area, plus 1.5 per bedroom
Auditorium, theater, gymnasiums or convention hall	1 per 4 seating spaces
Libraries and museums	1 per 500 sq. ft. gross area
Private schools, kindergartens and day care centers	1 per 4 seats in assembly hall plus 1 per classroom
Amusement place, dance hall, swimming pool or exhibition hall	1 per 4 seating spaces or 1 per each 100 sq. ft. of floor or grounds used for amusement or assembly
Bowling alley	5 per alley
Health Facilities	
Hospitals	1.75 per bed
Sanitariums, convalescent homes or similar institutions	1 per 500 sq. ft. of gross floor area
Animal hospitals	1 per 400 sq. ft. of gross floor area
Medical, dental and health offices and clinics	6.5 spaces per 1,000 sq. ft. of gross floor area
Funeral parlors or mortuaries	1 per each 4 chapel seats
Business	
Food stores and drugstores	4 spaces per 1,000 sq. ft.
Commercial, retail business personal services	4 spaces per 1,000 sq. ft.
Business and professional offices	4 spaces per 1,000 sq. ft.

Use	Spaces Required
Banks or other financial institutions	4 spaces per 1,000 sq. ft.
Printing, publishing or broadcasting	4 spaces per 1,000 sq. ft.
Restaurant, lounge or establishment for consumption of beverages on premises	10 per 1,000 sq. ft. of gross floor area
Drive-in restaurants	10 per 1,000 sq. ft. of gross floor area. If the applicant can demonstrate that more than 50 percent of the business will be dedicated to drive-in only customers than 5 spaces per 1,000 sq. ft can be used.
Shopping centers	2 spaces per 1,000 sq. ft. of gross floor area for each square foot up to 100,000 sq. ft., plus 1 space per 1,000 square feet for each square foot over 150,000 square feet of gross floor area
Convenience food stores	6 spaces per 1,000 sq. ft
~~Light Manufacturing with retail component~~	~~4 spaces per 1,000 sq. ft.~~
Light Manufacturing ~~without retail component~~	~~2~~0.8 spaces per 1,000 sq. ft.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Scrivener's Errors. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee, without public hearing.

Section 5. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry

out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

Section 6. Repeal of Conflicting Ordinances and Resolutions. All other charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Parker in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall take effect immediately upon its passage.

PASSED, APPROVED AND ADOPTED at a meeting of the City Council of the City of Parker, Florida on the ____ day of August, 2024.

CITY OF PARKER

_____
ANDREW KELLY, Mayor

ATTEST:

_____
KIMBERLY REGA, City Clerk

Examined and approved by me, this ___ day of August, 2024.

_____
ANDREW KELLY, MAYOR

*In this Ordinance, language added to an existing section is printed in underscored type, and language deleted is printed in ~~struck through type~~.

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