Examples of Types of Required Maintenance or Code Requirements

- Required for all: new construction, redevelopment, new business, change of use, change of owner, CRA Grants, Business Tax Receipt application; or when identified as part of a Code Violation Case.
- Existing locations which are non-conforming may require other improvements according to our LDR.

**Regular Parking space standards are 20’ in length and 10’ in width.**
(Existing spaces not to this size may continue to be used, so long as otherwise maintained – min. 9’ x 18’.)

**Parking lot and driveway access areas must be kept maintained.**
(If you have any deficiencies or potholes on your property, they must be fixed to not pose a safety hazard for vehicular and pedestrian traffic.)

**All striping must be clearly evident**
(If you have any faded, deficient or a lack of striping: parking spaces, stop bars, hatch marks, etc., they must be re-stripped when not clearly evident, including in order for a Business Tax License application to be approved.)

White is standard color, however, if your striping is currently yellow, you may re-stripe with same color. Pre-mixed parking lot grade paint is available at major paint centers and big box hardware stores. Hand-held spray can paint is prohibited as it does not meet standards.
• Regular Parking Spaces must be re-striped when faded.

• Curb areas must be re-painted when faded.
5’ x 20’ Hatched Access Isle
5’ Hatched area can be on left or right side of space, so long as there is a min. 44” of access aisle in front of space(s) leading to any building structure or sidewalk.

12’ x 20’ Striped Parking Space
- Spaces provided to meet standards must be concrete or asphalt with connecting sidewalks.
- Paint must be parking lot type – hand held spray paint is prohibited by code.

(Up to 25 – 1 ADA; if 26 to 50 total spaces – 2 ADA spaces needed, etc.)

ADA Spaces must be painted as shown.

Space 12 feet in width.

Hatched area 5 feet in width.

(* Example is missing required sidewalk ramp from hatched area – see below)
All commercial businesses must have a proper ADA space provided or installed.

If no sign on wall (as above), then must have sign on a pole. Must be minimum 60” from ground to bottom of sign. Sign must read exactly as shown with symbol, wording and fine ($250.00) displayed.

* Florida Statutes require all paint and striping to be clearly evident and distinguishable. If your striping and/or symbol is faded or not clear, it must be repainted with fresh paint in order to meet code.

* All New ADA spaces installed where there was previously no impervious material, will also trigger a new Landscaped Area a minimum area of 50 square feet, which must contain 1 – 4 foot tree, 3 – 5 gallon shrubs and 6 – 2 gallon plants, which must be maintained.

(* Signs are available online, or can be made by local printing/sign shops.)

- All ADA / Handicapped spaces must provide min. 44” wide marked access aisles to building entrance.
- ADA spaces shall not be placed where any user would be compelled to walk or wheel behind any parking space.
- All ADA / Handicapped spaces which are located away from building entrances must have cross-walks.
- Painted crosswalks are also required for internal sidewalks across driveways, & repainted when faded.

- All parking spaces must either have raised curbing or cement stops installed.
- If not present, cement stops will need to be installed for all spaces to pass inspection.
- All weeds on property must be clear cut and/or sprayed with weed killer for a clean, maintained appearance.

- All curbing must be clean.
- Grass and weeds sprayed with weed killer and/or trimmed back so that curb is proper.
- All dirt and debris blown off.
- Directional arrows are required **within** parking lots, **as well as** at all entrances and exits, & repainted when faded. One-way entrances and exits must have “Do Not Enter” signs facing opposite flow.
• Besides in/out arrows, all 2-way driveways require center-line double striping to show travel lanes.

• All driveway exits, and internal stopping areas, must have a painted white “Stop-Bar”.
  • Placement is across the width of the single travel lane, and it must be 24 inches wide/deep.
  • Repainted when faded.
- Stop signs (24” min.) at parking lot exits must be installed or replaced if faded, damaged or missing.

- Light pole and sign pole bases, bollards, etc. must be painted yellow and repainted when faded.
- All business and commercial locations must have a double-check valve waterline back-flow device installed, to meet City specifications.
- It must be installed between the water meter and any private water use (hose bib, spigot, supply to building, etc.)
- It must be installed above ground on private property, and inspected on an annual basis with an inspection tag attached.
• If security, cold-weather insulating, or aesthetic screening is desired, there are many options for such, at the owner’s option.

George Curtis  
City Development Manager