



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	February 12, 2026	Application ID:	ZV2026-0001
Project:	Oasis Church Parking Variance	Project Number:	PRJ2025-0006
Project Planner:	Cole Williams, Senior Planner		
Owner:	Oasis Church of South Florida Inc.	Agent:	Monika Entin, Esq.
Location:	12201 SW 14 th Street	District	District 1
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Irregular Residential Flexed to Commercial
Reference Applications:	SP2025-0002, SN2012-24, SN2007-008, MSC2007-73, SP2000-49, SP98-65, SP91-19, SP89-25, SUB84-13		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2025-0010	Table 155.605 Minimum Parking Requirements	281 Parking Spaces	224 Parking Spaces
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director: 		Assistant Director: 

PROJECT DESCRIPTION / BACKGROUND:

Monika Entin, agent, is requesting a parking variance for the Oasis Church located at 12201 SW 14th street to allow 224 proposed parking spaces instead of the required 281 parking spaces. The request is to accommodate the proposed new church building and repurposing of the existing facilities.

The existing church was approved in 1989 through site plan SP89-25. The site currently consists of a church building, two office buildings and a storage shed.

The applicant has submitted a site plan application, SP2025-0002 requesting approval to construct a new 21,578 square foot church building. The existing church building is proposed to be retrofitted for educational and retail uses. One existing office building shall remain on site and retrofitted for storage. Should this variance request be approved, the site plan will be heard at a later date.

VARIANCE REQUEST DETAILS:

The applicant is requesting a variance to allow 224 proposed parking spaces provided, instead of the required 281 parking spaces.

The applicant has provided the attached justification statement to support their request. Minimum off street parking is regulated by Land Development Code section 155.605. For reference, staff has attached Table 155.605: Minimum Parking Requirements from Article 6 of the Land Development Code.

VARIANCE DETERMINATION:

The Planning & Zoning Board shall not grant any non-single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

- c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Justification Statement
Conceptual Site Plan
Table 155.605 Minimum Parking Requirements
Subject Site Aerial Photo



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way

Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: November 19, 2025

Plans for DRC _____ Planner: Cole Williams

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input checked="" type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ **Project #:** PRJ 20____ - _____ **Application #:** _____

Date Submitted: ____/____/____ **Posted Signs Required:** (____) **Fees:** \$_____

SECTION 1-PROJECT INFORMATION:

Project Name: Oasis Church of South Florida, Inc.

Project Address: 12201 Southwest 14th Street

Location / Shopping Center: 12201 Southwest 14th Street

Acreage of Property: 5.99 Building Square Feet: 21,496

Flexibility Zone: 107 Folio Number(s): 514024040010 & 514024040011

Plat Name: Pine Life Plat Traffic Analysis Zone (TAZ): N/A

Legal Description: PINE LIFE PLAT 130-18 B TRACT A and PINE LIFE PLAT 130-18 B

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B-2

Land Use / Density: Community Facility

Use: Religious Institution

Plat Name: Pine Life Plat

Plat Restrictive Note: N/A

PROPOSED

Zoning: Same

Land Use / Density: Same

Use: Same

Plat Name: Same

Plat Restrictive Note: N/A

ADJACENT ZONING

North: R-MF

South: B-3

East: R-MF

West: R-MF

ADJACENT LAND USE PLAN

North: Residential - Multifamily

South: General Business

East: Residential - Multifamily

West: Residential - Multifamily

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: N/A

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

The Applicant seeks a variance from the parking requirements of Section 155.605 (A)
of the Code for religious institutions, pursuant to Section 155-301 (O) of the Code.

Refer to the justification letter and architectural plans attached hereto and made part
hereof, for additional information.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

January 8, 2026

VIA ELECTRONIC SUBMISSION

Mr. Joseph Yaciuk
Planning Administrator
Planning and Economic Development
City of Pembroke Pines
601 City Center
Pembroke Pines, FL 33025

Re: Justification Letter for Parking Variance Associated with a New Structure and Parking Improvements, for the Property Located at 12201 Southwest 14th Street, Pembroke Pines

Dear Mr. Yaciuk:

As you know this law firm represents Oasis Church of South Florida, Inc. (the "Applicant"), the owner of the property located at 12201 SW 14th Street, Pembroke Pines, Florida (the "Property"). Please allow this correspondence to serve as the justification letter in connection with a request for a parking variance associated with the site plan approval for a new structure on the property, including parking improvements at the Property.

The Property. The Property is located on the northeast corner of Flamingo Road and Southwest 14th Street. It is comprised of two (2) platted lots and is identified by the Broward County Property Appraiser by Folio Nos.: 5140 24 04 0010 and 5140 24 04 00020. It is located within the Community Business (B-2) zoning district. Adjacent to the site, on the east is an educational facility. To the north is a commercial shopping plaza, while multi-family residential uses are located to the north and west, across the heavily trafficked, Flamingo Road.

This site has operated as a religious institution for over 33-years, including an educational facility.

Description of Proposed Development. This facility has served the community and its congregates for over 30-years. However, as the City has grown, so have the demands on the community. As a result, the Applicant is seeking to expand its footprint on the site. Specifically, the Applicant proposes to add a new, two-story structure, which will serve the need of its congregants and the Pembroke Pines community. As part of the new structure, uses to accommodate the needs of the church and its congregants are proposed, including a small café, an educational component, with retail and storage, along with office space to remain in the existing structure.

The café will serve light fare, such as pre-made food and coffee. No food preparation will occur on site. The educational component will be an extension of religious studies. It will be geared further congregants understanding of religion and is not to be considered a formal educational facility.



The facility will continue to operate as it has through this point, with services predominantly on Sunday. Office hours will continue to be Monday through Thursday from 9:00 AM to 5:00 PM and the proposed café and retail will operate during church hours.

In addition to the introduction of a new two-story structure, improved parking facilities for the site are proposed as part of this application. While additional parking is proposed for the site, a parking variance will be required to satisfy the City's parking requirements. Pursuant to Section 155.605 (A) of the Code, parking for religious institutions are required to be calculated at 8.5 parking spaces for every 1,000 square feet. However, this calculation does not take into account the various uses on this site, including the café, offices, bathrooms, or storage. These are areas that will never be used for church functions. Similarly, the calculations do not take into account that the spaces will not be used at the same time, again reducing the patron calculation. Pursuant to Section 155.605 (A) of the Code the Applicant would be required to have 281 parking spaces. However, using a true mixed use calculation, taking account the different uses, the required parking would only be 214 spaces. Substantially lower than what is required using the single use calculation method. for the parking calculation. Moreover, a calculation that would be exceeded by the 224 parking spaces proposed by the Applicant.

Also, as part of this application the Applicant was required to submit an application to the South Broward Drainage District. If the Applicant were to comply with the City's parking requirements under Section 155.605 (A) of the Code, then the entirety of the exterior of the site would be paved for parking, this was not acceptable to the South Broward Drainage District. As such, the Applicant revised its parking plan, consistent with the plans which are part of this variance application and have submitted same to the South Broward Drainage District for their review and approval. We anticipate receiving their approval prior to the variance hearing.

Satisfaction of Hardship Criteria. Section 155-301 (O) of the City's Code sets forth the criteria for a variance request. The Applicant's request satisfies all of the alternative criteria requirements as follows:

1. Purpose. To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:

(a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and the strict application of the provisions of the zoning ordinance would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building;

Special circumstances exist on the site which are peculiar to the land. While the Applicant is seeking the introduction of a new structure, they are also seeking to retain the existing church building. While the proposed renovations will decrease the non-conformities of the site, including the existing parking conditions, the retention of the existing church structure results in the need for a parking variance. Despite the fact that there previously existed parking spaces on the site, the parking spaces are not compliant with the existing Code requirements, as such the Applicant faces the obstacle of having to completely demolish the existing structures on

the site to comply with the parking requirements or seek the proposed parking variance of 57 parking spaces.

Moreover, this variance is only required because under the City Code, religious institutions are not permitted to use a mixed parking calculations as is permitted for other uses. In other instances, the parking is permitted to be calculated dependent on each use, meaning a storage room would have a lower parking requirement (1 parking space for every 1,000 square feet) than say an office (3.5 parking spaces for every 1,000 square feet) or a coffee shop (10 parking spaces for every 1,000 square feet). Similarly, bathrooms and hallways, used for circulation, would not be required to be calculated at the same rate as the main use. That is not the case in this instance. Every inch of the interior space of the facility is calculated at the same rate as the main church space, 8.5 parking spaces for every 1,000 square feet.

The Applicant believes the variance requested to be the least invasive path and the minimum necessary to allow the renovation of the Property. Moreover, the proposed variance will improve the legal non-conformities on the site. A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The variance is requested in order to provide required on-site parking without undergoing unnecessary hardship.

(b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the City; or

The location of the existing structure on the site is not a result of the action of the Applicant, but rather something that the Applicant is seeking to retain while improving the overall conditions on the site through the introduction of a new structure and additional parking. In so doing, the required parking would either result in the demolition of the existing structure or a drainage issue on the site. The impact of the variance would be minimal for the site and on the surrounding community. This application will actually resolve the issues of existing non-compliant parking and provide, much needed, additional parking for the site.

(c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and the circumstances which cause the special conditions are peculiar to the subject property.

The variance is not incompatible with public policy or otherwise detrimental to the public welfare. Rather, the variance will allow for the renovation of the site. The variances help to maintain the contextual balance of the surrounding area and are appropriate to the scale and architecture of the existing building, and to improve existing parking non-conformities. Further, the variance will not be injurious to the area involved as the variance will avoid over-paving of the site resulting in drainage issues.

This variance request facilitates the enhanced utilization of the Property and the continued use of the site as a religious venue services the needs of the local community while also providing greater benefits to the City as a whole. The construction of a new structure will create revenue for the City; from permitting fees, to increase tax revenues. It will also create jobs in the City and create revenue for area businesses that service the construction site, from materials, to gasoline, and daily lunches for

workers. The increased economic impact will work long after construction. Congregants will not only visit the site, but area businesses, during their visit. The expansion of the site will provide visibility to area businesses, which in turn results in greater sales, and ultimately, taxes payable to the City. As with most churches, congregants like to live close to their religious institution, therefore visibility of the housing market also increases.

While the proposal creates positive benefits to the tax base of the City and its coffers, more importantly, the church provides solace to area residents and will not have a negative impact on the neighbors or surrounding community. This comfort transcends the individual and spreads to the community, as a whole.

The Applicant is seeking to improve the site, and the needs of the overall community through this application. This approval will facilitate the enhanced utilization of the Property. This request is consistent with the purpose and intent of the Code and promotes the public welfare in the promotion of redevelopment that is in harmony with the existing neighborhood. As such, the Applicant requests a favorable recommendation for the abovementioned variances for the Property.

As such, the Applicant requests a favorable recommendation for the abovementioned variances for the Property.

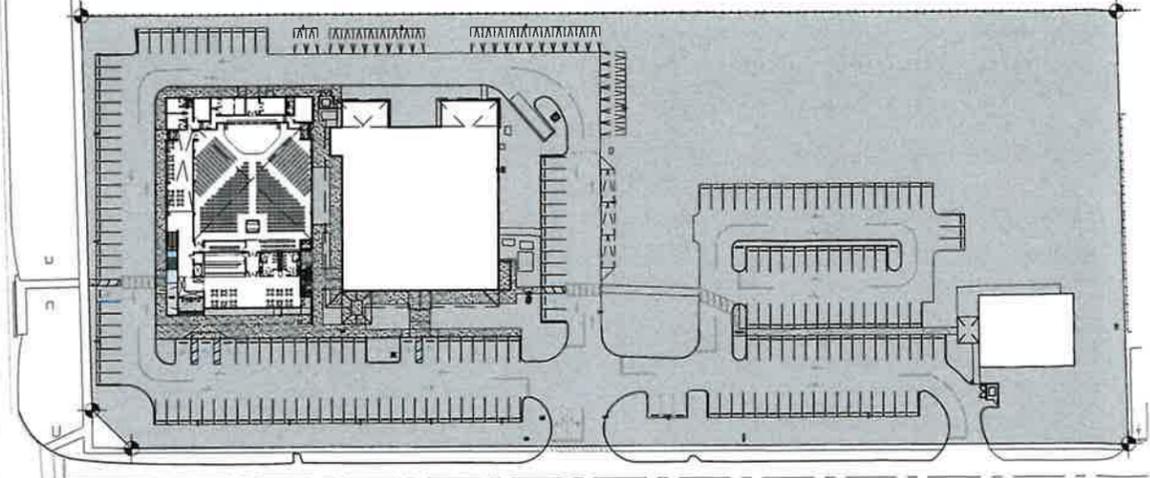
Conclusion: This Property and surrounding neighborhood will greatly benefit from the improvement's to the Property. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please do not hesitate to contact me.

Sincerely,
MHE LAW PA

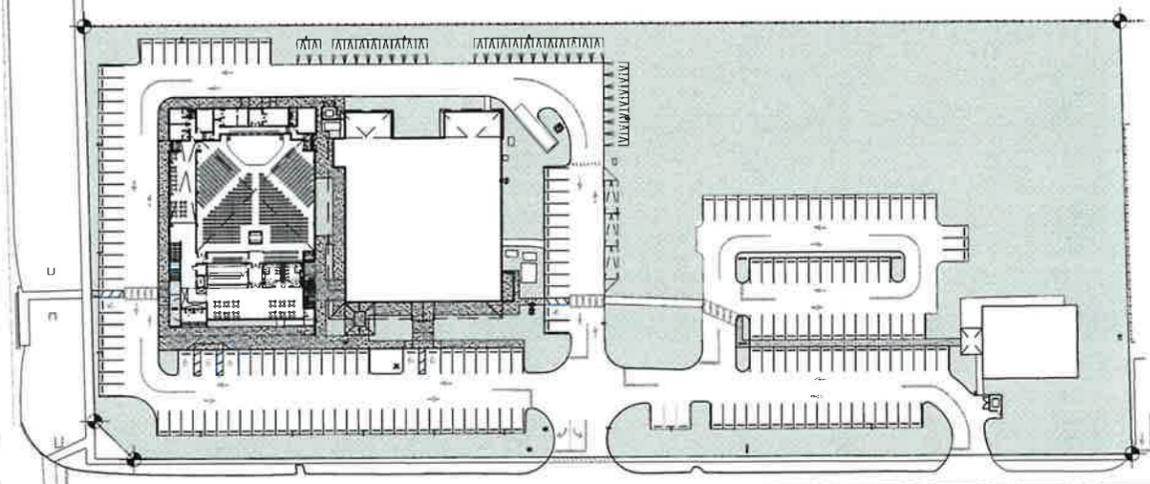


Monika H. Entin

MHE
cc: Cole Williams, AICP



OPEN SPACE DIAGRAM
SCALE: 1/64"=1'-0"



LANDSCAPED AREA DIAGRAM
SCALE: 1/64"=1'-0"

FLOOR AREA CALCULATIONS		
BUILDING	USE	AREA (S.F.) [3]
PROPOSED CHURCH	RELIGIOUS	8,504
	COFFEE SHOP	2,400
	OFFICE	6,232
	STORAGE	1,367
	CIRCULATION	2,200
	CHILDCARE WAITING AREA	937
	RESTROOMS	570
EXISTING BUILDING 1	RETAIL	4,994
EXISTING BUILDING 1	EDUCATIONAL	14,076
	STORAGE	5,667
EXISTING BUILDING 2	STORAGE	3,970
TOTAL FLOOR AREA		50,919

As per City of Pembroke Pines Land Development Code - (155.605 minimum off street parking requirements)

MINIMUM OFF STREET PARKING REQUIREMENTS				
BUILDING	USE	AREA (S.F.) [2]	REQUIRED PARKING	PROVIDED
PROPOSED CHURCH	RELIGIOUS	8,430	183.41	REGULAR GRASS OR LAWN [1]
	COFFEE SHOP	2,319		
	OFFICE	5,935		
	STORAGE	1,323 8.5 per 1,000 s.f.		
	CIRCULATION	2,112		
	CHILDCARE	889		
	RESTROOMS	570		
EXISTING BUILDING 1	RETAIL	4,904	84.24	193
	EDUCATIONAL [1]	13,618 3.5 per 1,000 s.f.		
EXISTING BUILDING 2	STORAGE	3,803 3.5 per 1,000 s.f.	13.31	31
TOTAL			280.97	224

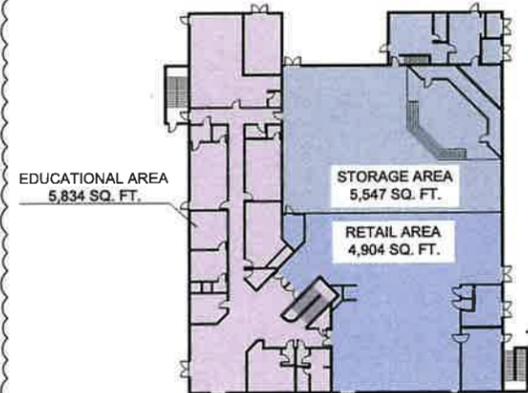
PARKING SPACE VARIANCE REQUEST
[1] Up to 50% of the Religious Institution required parking may be surfaced with grass or lawn.
50% OF 183.41 = 91.7055
[2] Calculation for parking is measured from the interior walls of the space, per COPP LDC, 155.605(A)4.
[3] Calculation for floor area is measured from the exterior walls or from the centerline of party walls, per COPP LDC, 155.203 Floor Area.

MINIMUM OFF STREET LOADING REQUIREMENTS			
USE	AREA	REQUIRED PARKING	PROVIDED
RETAIL	4,904	1 FOR OVER 10,000S.F. TO 25,000S.F.	1

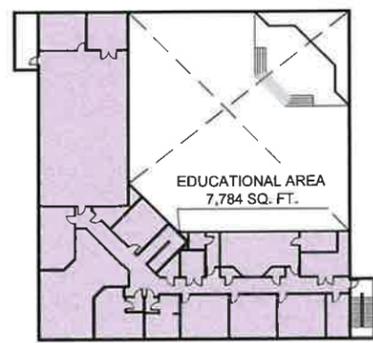
DIMENSIONAL STANDARD ZONING			
	REQUIRED	PROVIDED	
MINIMUM LOT AREA	15,000 S.F.	EX 260,935 S.F. = 5.99 ACRES	
FRONT OR STREET SETBACK	30 FT. MIN.	51' TO FLAMINGO ROAD 94' TO SW 14TH STREET	
SIDE SETBACK	10 FT. MIN.	62'-8"	
REAR SETBACK	15 FT. MIN.	EXISTING TO REMAIN	

MINIMUM OPEN SPACE REQUIREMENTS		
	REQUIRED	PROVIDED
B-2 SHALL EXHIBIT AND MAINTAIN A TOTAL OPEN SPACE REQUIREMENTS AT LEAST 10% OF THE GROSS AREA OF THE DEVELOPMENT.	260,935 S.F. X10% = 26,093 S.F. MIN.	223,058 S.F.

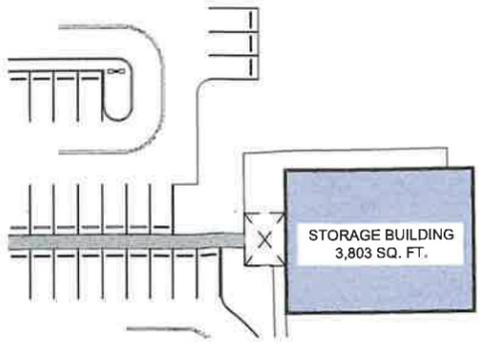
- LEGEND**
- SITE**
 - OPEN SPACE
 - LANDSCAPED AREA
 - PROPOSED BUILDING**
 - RELIGIOUS AREA
 - COFFEE SHOP
 - OFFICE AREA
 - STORAGE AREA
 - CIRCULATION AREA
 - CHILDCARE WAITING AREA
 - RESTROOMS AREA
 - EXISTING BUILDINGS**
 - EDUCATIONAL AREA
 - RETAIL AREA
 - STORAGE AREA



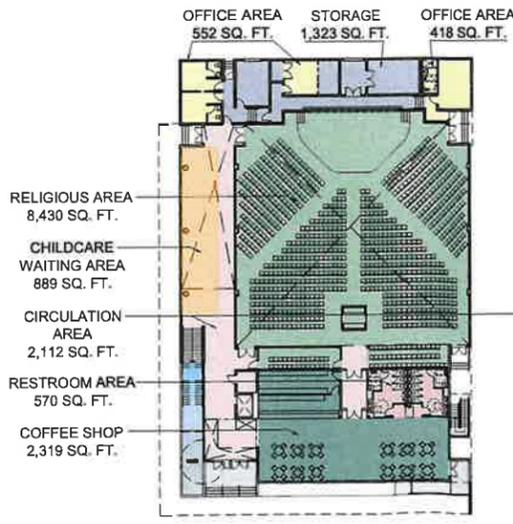
EXISTING BUILDING GROUND FLOOR
1/32"=1'-0"



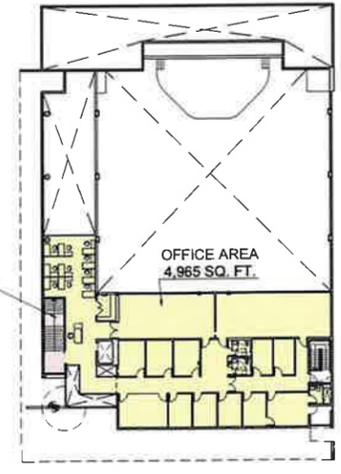
EXISTING BUILDING SECOND FLOOR
1/32"=1'-0"



EXISTING STORAGE BUILDING
1/32"=1'-0"



PROPOSED BUILDING GROUND FLOOR
1/32"=1'-0"



PROPOSED BUILDING SECOND FLOOR
1/32"=1'-0"

OASIS CHURCH OF PEMBROKE PINES

12201 SW 14 ST
PEMBROKE PINES FL 33025

NOTE:
THE PARKING LAYOUT SHOWN IN THIS SHEET HAS BEEN SUBMITTED TO SOUTH BROWARD DRAINAGE DISTRICT FOR APPROVAL. THIS LAYOUT HAS BEEN PROVIDED FOR REQUEST OF PARKING SPACE VARIANCE IN THE QUANTITY REFLECTED HEREIN.



DWG TITLE		ZONING ANALYSIS DIAGRAMS
SCALE		AS SHOWN
PROJECT NO.		2022-35
DATE		07-03-24
2	01-09-26	PARKING VARIANCE REQUEST
1	06-20-25	CITY COMMENTS
DATE	REVISION	

A-003

- (A) The required off-street parking facilities shall be identified on the plan submitted to the Planning and Economic Development Department.
- (B) Off-street parking facilities including drive aisle and driveways shall be surfaced with a hard, dustless material and maintained in a smooth, well graded condition.
- (C) The required parking shall be completely accessible by the public during operating hours. Any parking areas not open to the public either behind a gate, wall, fence, etc. will not count toward the required parking as identified in this section.

155.605 MINIMUM OFF STREET PARKING REQUIREMENTS

- (A) The off-street parking required by this article shall be provided and maintained on the basis of the following minimum requirements:

Table 155.605 Minimum Parking Requirements		
Use Category	Use Type	Requirement
Residential		
Residences	Dwelling – Mobile Home	2 spaces per unit (16 feet x 20 feet or 9 feet x 35 feet)
	Dwelling – Multi-Family	2 spaces per unit (1 or 2 bedroom)
		2.5 spaces per unit (3 or more bedrooms)
	Dwelling – Single Family	2.5 guest parking spaces per ten units
		2 spaces per unit (16 x 20 feet)
	Dwelling – Single-Family Zero Lot Line	2 spaces per unit (16 x 20 feet)
		2.5 guest parking spaces per ten units
	Dwelling – Two-Family	2 spaces per unit (20 feet x 20 feet)
2 spaces per unit (1 or 2 bedroom)		
2.5 spaces per unit (3 or more bedrooms)		
Dwelling – Town House	2.5 guest parking spaces per ten units	
	2.5 guest parking spaces per ten units	
Group Living	College Dormitory	1 space per bed
	Assisted Living Facility or Special Residential or Nursing Home	0.5 space per room
Community Facilities/ Government/ Institutional		
Educational Facilities	School - Elementary or Middle	20% of "population"
	School – High	30% of "population"
	School - University or College	35% of "population"
Government	Library	5 spaces per 1,000 square feet

Table 155.605 Minimum Parking Requirements		
Use Category	Use Type	Requirement
Religious Institution	Religious Institution [1]	8.5 spaces per 1,000 square feet
Commercial		
Automotive, Boats, Equipment and Vehicle sales and service	Car wash - manual	2 spaces per work station See 155.508
	Service Station	3.5 per 1,000 square feet 155.527
	Vehicle Rental and Trailer Storage	3.5 per 1,000 square feet 155.529
	Vehicle Sales	3.5 per 1,000 square feet 155.505
Animal Related	Veterinary office	3.5 spaces per 1,000 square feet
Office and Professional Services	Office - Call Center	10 spaces per 1,000 square feet
	Office - General	3.5 spaces per 1,000 square feet
Daycare	Adult Daycare	3 spaces per 1,000 square feet
	Day Care Center	3 spaces per 1,000 square feet
Financial Services	Bank	3.5 spaces per 1,000 square feet
Food and Beverage Service	Banquet Hall	10 spaces per 1,000 square feet
	Night Club	20 spaces per 1,000 square feet
	Restaurant	10 spaces per 1,000 square feet
	Restaurant or Outdoor Dining [2]	5 spaces per 1,000 square feet of customer service area
	Food Production / Take Out (No Seating)	3.5 spaces per 1,000 square feet
Health Care Related; Medical Office	Medical – General	5.75 spaces per 1,000 square feet
	Medical – Hospital	2.5 spaces per 1,000 square feet
	Medical – Specialized	3.5 spaces per 1,000 square feet
	Freestanding Emergency Facility	3.5 spaces per 1,000 square feet
Lodging, Visitor Accommodations	Hotel or Motel (Limited Service)	1 space per room
	Hotel (Full Service)	1.25 spaces per room
Personal Services	Personal Services	3.5 spaces per 1,000 square feet
	Mortuary or Funeral Home	5 spaces per 1,000 square feet
Recreation and Entertainment	Amusement Center	5 spaces per 1,000 square feet
	Movie Theater – Freestanding	1 space per 3 seats
	Movie Theater – In Line	1 space per 5 seats
	Bowling Alley	7 spaces per lane
	Fitness Center/Gymnasium	7 spaces per 1,000 square feet
	Specialized Gymnasium	5 spaces per 1,000 square feet
	Stadium or Arena	1 space for every 3 seats

Table 155.605 Minimum Parking Requirements		
Use Category	Use Type	Requirement
	Outdoor Recreational Facility [3]	Varies
	Raquet and Paddle Courts	3 spaces per court
Retail	General	3.5 spaces for every 1,000 square feet
	Home Improvement Center and Furniture Sales	3 spaces for every 1,000 square feet
Other	Instructional Services	3.5 spaces per 1,000 square feet
	Place of Assembly	5 spaces per 1,000 square feet
	Self-Storage	0.5 spaces for every 1,000 square feet
Industrial		
Manufacturing and Production	Manufacturing	1.5 spaces per 1,000 square feet
Storage and Warehousing	Warehouse or Wholesale	1 space per 1,000 square feet
Other		
Miscellaneous	Airport – Hangar	1 space per hangar (up to 50% interior)
	Airport – Tie Down	1 space per every 5 tie-downs
<p>[1] Up to 50% of the required parking may be surfaced with grass or lawn. [2] This requirement shall apply to outdoor dining that is located within the footprint of the principal building. [3] Open lot recreational use parking requirements shall be determined by the Planning and Economic Development Director or Designee and such requirements shall be based on the number of people that can reasonably be expected to be on such premises at one (1) time.</p>		

- Other uses not specifically mentioned above shall meet the off-street parking requirements of the uses listed above which are similar or compatible as determined by the Planning and Economic Development Director or Designee.
- Staff may request a parking study for uses that do not have a similar or compatible use as determined by the Planning and Economic Development Director or Designee.
- Mixed uses. In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking space for one use shall not be considered as providing the required off-street parking for any other use.
- Measurement. For the purpose of this LDC, calculation for parking is measured from the interior walls of the space.
- Measurement for outdoor dining. Applicants proposing outdoor dining shall provide the Planning and Economic Development department an outdoor dining plan in accordance with 155.519. Upon review, dimensions of the area will be determined.
- Combined off-street parking. Nothing in this section shall be construed to prevent collective provision for, or joint use of, off-street parking facilities for two or more buildings, adjacent parcels or uses by two or more owners or operations, excluding outparcels. However, the total of those parking spaces when combined or used together shall not be less than the sum of the requirements of the several individual uses computed separately in accordance with this article.

7. Off-street parking for nonconforming use. In the case of a building occupied by a use which is not permitted as a new use in the district in which the building is located, major repairs, substantial alterations, or extensions of use shall be permitted unless and until the off-street parking requirements of this article for a new use of the type involved are applied to existing use and are fully provided for.
8. Parking of commercial vehicles. Off-street parking facilities supplied by the owner or operator to meet the requirements of this article shall not be used by commercial vehicles owned, operated, or used in the business of the owner or operator during regular hours of business.

155.606 PARKING SPACE DIMENSIONS

- (A) Each parking space required and provided pursuant to the provisions of this code shall be scaled accordingly and shall contain a minimum of nine feet in width.
- (B) Standard parking spaces must adhere to one of the following consistent with the City's engineering standard which may be amended from time to time (as maintained by the City Engineer):
- (C) Each parking space shall be directly accessible from a street or alley, or from an adequate aisle or driveway leading to a street or alley. Drive aisle and driveways shall be of sufficient size to permit convenient maneuvering of cars, and each space shall be accessible without driving over or through any other parking space.
- (D) If provided bollards shall be placed 0.75 feet from the parking space and 5 feet separation between. Bollards shall be 6 inches in diameter made of steel with reflectorized safety paint or other approved sleeve or cover.
- (E) Parking Space Dimensional Chart

Table 155.606: Parking Space Dimensions		
Parking Type	Requirements	
	Dimensions	Specific Regulations
Standard Vehicle	9 by 19 feet	Includes a wheel stop placed 3 feet from curb or edge of pavement.
	9 by 19 feet	Includes bollards placed 0.75 feet from the parking space and 5 feet separation between. Bollards shall be 6 inches in diameter made of steel with reflectorized safety paint or other approved sleeve or cover.

**SUBJECT SITE AERIAL PHOTO
ZV2026-0001)**

Oasis Church Parking Variance (PRJ2025-0006,

