


Babcock Overlay Zoning District  
Pattern Book #20

Parking

November 22, 2024

  
11/22/24

As approved by the Board of County Commissioners, the Babcock Ranch Pattern Book is a flexible and innovative planning tool that outlines some of the possible parameters for the implementation of development approvals for Babcock Ranch ("Project").

Pursuant to the Babcock Overlay Zoning District ("BOZD"), Section 3-9-51.(a)(E), "Pattern Books may be submitted to define development parameters and design standards applicable within a defined site, area or subdistrict to establish some or all of the governing design parameters and standards, which may constitute waivers of submittal requirements and deviations, including but not limited to: setbacks, building heights, building orientation, parking, loading, landscaping, lighting, signage, density, intensity, lot sizes, coverages, and standards for roadway design and rights-of-way. Approval of Pattern Books shall be issued by the Zoning Official or designee (Zoning Official) upon finding that standards, waivers, and deviations are consistent with public health, safety and welfare."

3-9-51(c) (1) (4) (iii) of the BOZD, states:

Parking area requirements: For parking constructed of impervious material, planter islands shall be constructed to interrupt rows of parking. The maximum number of parking spaces between planter islands is fifteen (15) spaces. Minimum dimension for a planter island is nine (9) feet. Each planter island must contain at least one (1) tree maintained with a minimum six (6) feet of clear trunk measured from the ground up. Planter islands are not required for parking constructed of pervious material.

The above section shall not apply to parallel parking spaces along street rights of way.

Approved this 22 day of November, 2024.



Zoning Official

  
11/22/24