

Current CZO Excerpt - Article 4.3 Parking and Loading

Article 4. Site Development Standards

4.2. Refuse Containers. Garbage, trash or refuse containers located on property used for any purpose other than single family residential use shall not be located in front of the main building and must be screened from view of the public. The container screeni

A. Applicability

- Magnolia grandiflora
 - Cercis canadensis var. texensis
 - Cercis x texensis
 - Sophora affi nis
 - Ilex vomitoria
 - Ginkgo biloba
 - Lagerstromia Indica
- Magnolia
 - Texas redbud
 - Oklahoma Redbud
 - Eve’s Necklace
 - Yaupon Holly
 - Ginkgo (male only)
 - Crepe Myrtle

4.2 Refuse Containers. Garbage, trash or refuse containers located on property used for any purpose other than single family residential use shall not be located in front of the main building and must be screened from view of the public. The container screening enclosure shall consist of a minimum six foot high masonry screening wall designed by a Texas registered professional enginner in which the exterior of the wall shall be architecturally consistent with the primary building and solid opaque metal gates shall be provided, primed and painted to match the masonry screening walls. In addition to the screening walls, shrubs, trees or other landscaping shall be required as approved by the Director or as required by any applicable planned development regulations or approved detailed site plan.

4.3 PARKING AND LOADING

A. Applicability

No building or structure or part of a structure shall be erected, altered, or converted for any use permitted in the zoning district in which it is located unless there shall be provided on the lot or tract or within 150 feet of such buildings or structures, vehicle parking in the ratio of vehicle spaces for the uses specified in the designated districts as set forth in Section 4.2.C. or as otherwise provided in the zoning ordinance. No existing vehicle parking developed in connection with any use as of February 24, 1969, may be reduced below the minimum number of spaces required as of said date.

B. Parking Space

For purposes of determining compliance with this Section 4.2, a “parking space” shall mean an enclosed or unenclosed all-weather surfaced area, measuring approximately nine (9) feet by 18 feet, not located on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street or alley permitting free ingress and egress without encroachment on the street or alley. Any parking space adjacent to a public street where maneuvering on the public street is required to access and enter the parking space shall not be classified as an off-street parking space when computing the parking requirements for any use.

C. Parking Ratios

1. Calculation

- a. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building or development.
- b. The floor area of a structure devoted to off-street parking shall be excluded from the total building area when computing the off-street parking requirements of any use.

2. Residential Uses

The minimum off-street parking spaces required for residential zoning districts are as follows:

Zoning District	Parking Spaces
R-1, One-Family Res. District	3 spaces per dwelling unit
R-2, One-Family Res. District	2 spaces per dwelling unit
R-3, One-Family Res. District	
R-4, One-Family Res. District	
R-5, One-Family Res. District	
R-6, One-Family Res. District	
D-1, Two-Family Res. District	
D-2, Two-Family Res. District	2¼ spaces per dwelling unit in apartment structure, 2 spaces all other dwelling units
MF-1, Multi Family Res. District	
MF-2, Multi Family Res. District	
MF-3, Multi Family Res. District	
MF-4, Multi Family Res. District	2¼ spaces per dwelling unit plus additional requirements as may be specified by the amending ordinance
PD, Planned Development District	

3. Non-Residential Uses

The minimum off-street parking spaces required for the identified non-residential zoning districts are as follows:

C. Parking Ratios

Use	Minimum Parking Spaces Required
Adult Day Care Center	One space per 500 sq ft of gross floor area
Bank, Savings and Loan or similar financial establishment	One space per 300 sq ft of gross floor area
Bowling Alley	6 per lane
Worship Facilities	One space per 3 seats in main place of assembly
Clinics or Doctors' Offices	One space per 300 sq ft of gross floor area (minimum of five spaces)
Commercial Outdoor Amusement	20 spaces plus one space per 100 sq ft of gross floor area over 1,000 sq ft
Convalescent Home or Home for Aged	One space per 6 rooms or beds
Furniture Store	One space per 800 sq ft of gross floor area.
Gasoline Service Station	Minimum of 6 spaces
Golf Course	Minimum of 30 spaces
High School, College or University	One space per classroom, laboratory or instruction area plus one space per 2 students in the institution
Hospitals	One space per 2 beds
Hotel or Motel	One space per room, unit or guest accommodation plus requirements for clubs, restaurants and other uses
Institutions of a philanthropic nature	10 spaces plus one space per employee
Library or Museum	10 spaces plus one per 300 sq ft of gross floor area
Manufacturing, processing or repairing	One space per 2 employees or one space per 1,000 sq ft of gross floor area, whichever is greater
Offices, general	One space per 300 sq ft of gross floor area (minimum 5 spaces)
Places of public assembly not listed	One space per 3 seats
Recreational, private or commercial area or building (other than listed)	One space per 3 persons normally accommodated in the establishment
Restaurant or Cafeteria	One space per 3 seats under maximum seating arrangement (minimum of 5 spaces)
Retail or personal service	One space per 200 sq ft of gross floor area (minimum of 5 spaces)

D. Additional Parking Requirements

Schools, Elementary or Junior High	One space per classroom plus one space per 4 seats in any auditorium, gymnasium, or other place of assembly
Storage or warehousing	One space per 2 employees or one space per 1,000 sq ft of gross floor area, whichever is greater
Theaters, meeting rooms and places of public assembly	One space per 3 seats

4. Parking Requirements for New and Unlisted Uses

- a. The Director shall determine the minimum off-street parking requirements for any use not specifically listed in Sections 4.2.C.2 or 3.
- b. If the minimum parking requirements cannot be readily determined by the Director for a new or unlisted use, or an owner disagrees with the determination of the Director made pursuant to paragraph a, above, the minimum off-street parking requirement shall be established in accordance with the process for classifying new and unlisted uses as provided in Section 2.4A.

D. Additional Parking Requirements

1. Parking Location

- a. Required off-street parking spaces shall be located in a manner that allows a person to maneuver a motor vehicle from each space to the nearest adjacent public street or alley without encroachment on other off-street parking spaces.
- b. The required off-street parking spaces for new residences in the R-1 through D-2 zoning districts shall (i) be located behind the front building line, (ii) be enclosed in a garage structure suitable for vehicle storage, and (iii) not be located within the required side yard.
- c. All one-family and two family residences with required parking spaces located in the front yard existing as of August 24, 1970, may retain and maintain the required parking in the required front yard provided the existing garage or carport is not converted into space other than vehicle storage space.

2. Commercial Vehicle Parking

- a. In any R-1 through MF-4 zoning district, or a PD district with a base zoning consisting any of the R-1 through MF-4 zoning districts, no off-street parking space, garage, carport or other automobile storage space or structure shall be used for the parking or storage of any commercial motor vehicle, including but not limited to a commercial type truck, panel truck, box truck, commercial type van, or box van, and truck, van or other vehicle that exceeds a 3/4 ton capacity. A vehicle is deemed to have been “stored” if parked continuously for 48 hours or longer on the same property.
- b. In the O, LR-1 and LR-2 districts, no parking space or other automobile storage space which is visible from the street shall be used for the storage of any commercial type vehicle including, but not limited to, commercial type

truck, panel truck, box truck, commercial type van, box van, and trucks, vans or other vehicle that exceeds a 3/4-ton capacity.

- c. The provisions of paragraphs a. and b., above, shall not apply to the following:
 - i. Pickup trucks or passenger vans used for personal noncommercial purposes without commercial advertisement and rated one ton or less may be legally parked or stored on property in any R-1 through MF-4 district.
 - ii. One pickup truck or van not exceeding a 3/4-ton capacity, with commercial signage, may be parked, but not stored, on property in any R-1 through MF-4 district.

3. Carport and Garages

- a. Where existing garages or carports are closed in or converted into space for use other than vehicular storage or converted to provide additional living area in a dwelling, the required number of off-street parking spaces shall be provided behind the front building line and an enclosed garage structure suitable for vehicle storage shall be constructed which shall be capable of storing the same number of vehicles as the existing garage or carport. Head-in or dead-end parking spaces in the required front yard shall not be permitted.
- b. In all zoning districts allowing one-family, two-family or multiple family dwelling units, garages, carports, or other similar structures originally intended and constructed for the parking of motor vehicles, boats, trailers or other similar items may not be converted, temporarily or permanently, to use for human habitation, storage, or any other use or purpose other than originally intended.
- c. Where driveways are located in the front yard after closing in or converting a garage or carport, the driveway shall be removed or reconfigured to provide access to the required parking spaces behind the front building line. No head-in or dead-end parking spaces in the required front yard shall be permitted.

4. Screening

Where parking for other than one-family or two family dwellings is constructed adjacent to one-family or two family dwellings, a structural masonry wall of at least six feet in height shall be erected.

E. Loading

- 1. All retail commercial, industrial and service structures shall provide and maintain off-street facilities for receiving and loading merchandise, supplies and materials within a building or on the lot or tract.
- 2. Off-street loading space may be adjacent to a public alley or private service drive or may consist of a truck berth within the structure.
- 3. Off-street loading space or truck berth shall consist of a minimum area of 10 feet by 45 feet.

4. For retail, commercial sales, service or industrial use buildings and establishments, off-street loading facilities shall be provided as set forth below.

Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 5,000	None
5,000 to 15,000	1
15,000 to 40,000	2
40,000 to 65,000	3
65,000 to 100,000	4
Each Additional 50,000	1 Additional

5. For hotels, office buildings, restaurants and similar establishments, off-street loading facilities shall be provided as set forth below in accordance with the following schedule:

Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 10,000	None
10,000 to 50,000	1
50,000 to 100,000	2
100,000 to 200,000	3
Each Additional 50,000	1 Additional

6. The Director shall determine the minimum off-street loading requirements for any circumstances not otherwise specified in this Section 4.2.E.

4.4 SIGNS

Signs shall be permitted for specified uses in appropriate zoning districts as indicated by Chapter 62 “Signs, Advertising and Merchandise Display” of the Code of Ordinances and as permitted in the respective Planned Development Districts.