

Article 10 – Parking and Loading Standards

Sec. 10.1 Purpose

The purpose of this Article is to establish the number of required off-street vehicular parking spaces so as to provide for the needs of occupants, customers, visitors or others involved in the use or occupancy of any building or structure, to eliminate the undue use of the surface street system for parking purposes, to require allocation of sufficient off-street/on-site loading facilities by business and industry which ensures that the loading and unloading of vehicles will not interfere with traffic flow or block roadways and/or fire lanes, to promote and protect the public health, safety, comfort, convenience and general welfare, and to grant and define the administrative powers and duties necessary to enforce this Article.

Sec. 10.2 General Provisions

- A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.
- B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within one hundred fifty (150') feet of the main use.
- C. If specific requirements for off-street parking result in a fraction of a parking space, the next larger whole number of spaces is required.
- D. Whenever a building or use constructed or established after the effective date of this UDC is changed or enlarged in floor area, number of dwelling units, seating capacity or otherwise, to create a need for an increase in the minimum number of required parking spaces, such spaces shall be provided to accommodate the enlargement or change.
- E. All parking lot driveways and off-street parking spaces shall be on a paved concrete surface except that parking spaces within the "RR" (Rural Residential) district provided in excess of the minimum required spaces may be provided on an unimproved surface approved by the Town Administrator or his/her designee. All drive approaches to paved roadways shall be of paved concrete.
- F. Parking spaces provided within a public right-of-way shall not be counted as meeting the minimum requirements of this Article.
- G. In the event of the construction of a phased development, the minimum number of parking spaces provided shall apply to each phase as it is developed.
- H. In computing the parking requirements for any building or development with multiple uses, the total parking requirements shall be the sum of the specific parking requirements for each individual use included in the building or development.

Sec. 10.3 Size of Space

- A. Each standard off-street surface parking space shall measure not less than ten (10') feet by twenty (20') feet, exclusive of access drives and aisles, and shall be of usable shape and condition.

B. Wheel Stops

1. Wheel stops shall be required for all areas of head-in parking adjacent to a landscaped area required in Sections 9.10 and 9.11. Wheel stops shall be designed so that the overhang of vehicles is contained totally within the parking space. If wheel stops are not provided at locations where vehicles extend over the sidewalk areas, a minimum of five (5') feet of free walking area, exclusive of vehicle over hang, width must be provided.

- C. Each parking space designed for parallel parking shall have a minimum dimension of eight (8') feet by twenty-two (22') feet.

- D. Each standard parking space located in a parking garage shall measure not less than ten (10') feet by-eighteen (18') feet, exclusive of access drives or aisles.

E. Handicap Accessible Parking

1. Handicap accessible parking shall be provided in accordance with ADA and TDLR.

Sec. 10.4 *Schedule of Off-Street Parking Requirements*

- A. Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated.

Table 10.1 Schedule of Off-Street Parking Requirements	
Use	Parking Requirement
AGRICULTURAL USES	
Farm, ranch, or orchard	None
Livestock auction	1 parking space per 28 square feet of seating area plus one space per 600 square feet of sales area
Recreational ranch or farm (Dude Ranch)	1 space per room plus 1 space per employee
Stables, Commercial	1 space per 5 stalls
Stables, Private	None
RESIDENTIAL USES	
Assisted Care or Living Facility	1 space per each two (2) persons
HUD-Code manufactured home	2 parking spaces per dwelling unit
Family or Group Home	1 space per each two (2) persons
Multi-family dwelling	1.5 spaces per bedroom
Single-family attached dwelling (Townhouse)	2 parking spaces per dwelling unit
Single-family detached dwelling	2 parking spaces per dwelling unit
Two family dwelling (Duplex)	2 parking spaces per dwelling unit
Vacation / Short Term Rental	2 parking spaces per dwelling unit

Table 10.1 Schedule of Off-Street Parking Requirements	
Use	Parking Requirement
EDUCATIONAL AND INSTITUTIONAL USES	
Cemetery or mausoleum	1 space for each 200 square feet of floor area space in slumber rooms, parlors or individual funeral service room.
Church / Place of Worship	1 space for each 4 seats or 1 space for every 100 square feet of gross floor area, whichever is less (based on maximum design capacity)
Community Service	1 space for each 4 seats or 1 space for every 100 square feet of gross floor area, whichever is less (based on maximum design capacity)
Hospital, Sanitarium, nursing or convalescent home	1 parking space for each bed
Museum	10 spaces plus 1 additional space for each 300 square feet of floor area in excess of 2,000 square feet. If an auditorium is included as part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains.
Parks and Playgrounds	1 space for the first 2 acres and 1 space for each additional acre and additional parking must be provided for each additional facility or use classification constructed in the park.
Pools (public)	1 space for each 150 square feet of gross water surface and deck area.
School, College or Trade (Private or Public)	1 space per 2 teachers and administrative staff plus 1 space per 4 additional employees plus 1 space per 3 students residing on campus plus 1 space per 5 students not residing on campus
School, High (Private or Public)	1 space for every three (3) students, faculty and staff plus 1 space for every four (4) seats in any auditorium, gymnasium or other common place of assembly (based on maximum design capacity)
School, primary and secondary (Private or Public)	1 space for each classroom plus 1 space for every four (4) seats in any auditorium, gymnasium or other common place of assembly
Semi-public Halls, Clubs and Lodges	1 space for each 100 square feet of floor area.
Transit Facility	A proposed transit facility shall provide a parking demand study which will determine the number of parking spaces required to be based on the projected demand of the facility

Table 10.1 Schedule of Off-Street Parking Requirements	
Use	Parking Requirement
COMMERCIAL, OFFICE AND SERVICE USES	
Alternative Financial Services	1 space for each 250 square feet of gross floor area
Amusement / Gaming Devices (Arcade)	1 space for every three (3) persons accommodated.
Amusement / Recreation (Indoor)	10 spaces, plus 1 space for each 100 square feet of total floor area over 1,000 square feet
Amusement / Recreation Bowling Alley	4 spaces per lane/alley plus 1 space per 4 seats of restaurant or café plus 1 space per 4 employees
Amusement / Recreation (Outdoor)	1 space per 500 square feet of outdoor site area plus 1 space per each 4 fixed spectator seats
Auto Repair and Service	1 space for each 200 square feet of total floor area
Auto Sales	1 space for each 200 square feet of total floor area
Bank	1 space for each 250 square feet of gross floor area
Bed and Breakfast	1 space for each rented room plus 1 space per employee
Car wash (self service)	1 space per bay or stall
Car wash (full service)	1 space per 150 square feet of floor area.
Day Care	1 space per faculty plus 1 space per 10 children (as licensed by the state) in back of front yard building line
Gasoline Station / Fuel Pumps	1 space for each 250 square feet of gross floor area
Greenhouse or nursery	1 space for every 200 feet of gross floor area
Heavy Equipment Sales, Service or Rental	1 parking space per 1,500 square feet of gross floor area and one space per piece of equipment stored
Hotel or motel	1 space per bedroom unit plus 1 space per 4 patron seats in rooms open to public plus 5 spaces per 1,000 square feet of display/ballroom area
Laundry/dry cleaning; pick-up and/or self-service	1 space for each 200 square feet of gross floor area
Office / Professional Service	1 space for each 250 square feet of gross floor area
Office, Medical	1 space for each 200 square feet of total floor area
Pawn Shop	1 space for each 250 square feet of gross floor area
Personal Services	1 space for each 200 square feet of gross floor area

Table 10.1 Schedule of Off-Street Parking Requirements	
Use	Parking Requirement
Restaurant (Full service)	1 parking space for each 100 square feet of gross floor area, or 1 space for each 4 seats, whichever is less (based on maximum design capacity)
Restaurant (Fast-food or Drive-In Type)	1 parking space for each 150 square feet of seating or waiting area.
Retail / Commercial	1 space for each 250 square feet of gross floor area
Sexually Oriented Business	1 space for each 200 square feet of gross floor area
Tattoo Parlor	1 space for each 250 square feet of gross floor area
Truck Stop	1 truck parking space for each 10,000 square feet of site area plus 1 vehicle parking space per 200 square feet of building area.
Veterinarian Clinic and/or Kennel	1 space per 300 square feet of gross floor space
Veterinarian Clinic and/or Kennel (outside pens)	1 space per 200 square feet of gross floor space
MANUFACTURING AND INDUSTRIAL USES	
Asphalt/concrete batching plant	1 space for each employee
Asphalt/concrete batching (temporary)	1 space for each employee
Aviation Facility	1 space per airplane
Gas Drilling/Production	1 space per employee during drilling and 2 spaces upon completion
Heavy Manufacturing	1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater
Laundry or Dyeing Plant	1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater
Light Manufacturing or Assembly	1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater
Outdoor Storage	5 spaces
Research Facility	1 space per employee plus 1 space per 2,000 square feet
Warehousing / Distribution Center	1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater
Self-Storage / Mini warehouses	4 spaces per establishment plus 1 additional space per 10,000 square feet of storage area.

Table 10.1 Schedule of Off-Street Parking Requirements	
Use	Parking Requirement
UTILITY, ACCESSORY & INCIDENTAL USES	
Accessory Building	None
Accessory Dwelling	2 parking spaces per dwelling unit
Basic Utilities	None
Home Occupation	None
Outdoor Recreation Area	1 space for each 4 seats or 1 space for every 100 square feet of gross floor area, whichever is less (based on maximum design capacity)
Outdoor Recreation Area (lighted)	1 space for each 4 seats or 1 space for every 100 square feet of gross floor area, whichever is less (based on maximum design capacity)
Satellite Transmit Station	1 per employee
Telecommunications Antennas	2 spaces per facility
Wind Energy Conversion Systems	2 spaces per facility

B. New and Unlisted Uses

When a proposed land use is not classified in this section, the parking requirements will be based on the minimum standard which applies to a specified use which is most closely related to the proposed land use, as determined by the Town Administrator or his/her designee.

C. Mixed Uses

In the event that several users occupy a single structure, or parcels of land, the total requirements for off street parking shall be the sum of the requirements for the several uses computed separately unless it can be shown that the peak parking demands are offset, for example with retail and residential, or theater and office uses. In such case the Town Administrator or his/her designee may reduce the total requirements accordingly, but not more than twenty five (25%) percent.

D. Joint Use of Facilities

Required parking facilities of two (2) or more uses, structures, or parcels of land may be satisfied by the same parking facility used jointly, to the extent that it can be shown by the owners or operators that the need for the facilities does not materially overlap and provided that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument establishing the joint use.

Sec. 10.5 Striping

- A. All parking lots shall be striped in a manner that will clearly delineate parking spaces, fire lanes and pedestrian crosswalks.
- B. Directional arrows shall be provided in all drive lanes and driveways.

Sec. 10.6 Shared Access and Cross Lot Access Easements

Notwithstanding any other provisions of this UDC, unless otherwise approved by the Town, to reduce the number of curb cuts and access driveways, the dedication of joint-use, private access driveway easements and cross lot access easements shall be required for all commercial development.

Sec. 10.7 Stacking Requirement for Drive-Through Facilities

- A. A stacking space shall be an area on a site measuring eight (8') feet by twenty (20') feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area.
- B. All stacking spaces shall be located entirely within the lot and shall be outside of any right-of-way, fire lane or similar access.
- C. For financial institutions with drive-through facilities, each teller window or station, human or mechanical, shall be provided with a minimum of five (5) stacking spaces.
- D. For each service window of a drive-through restaurant, a minimum of seven (7) stacking spaces shall be provided.

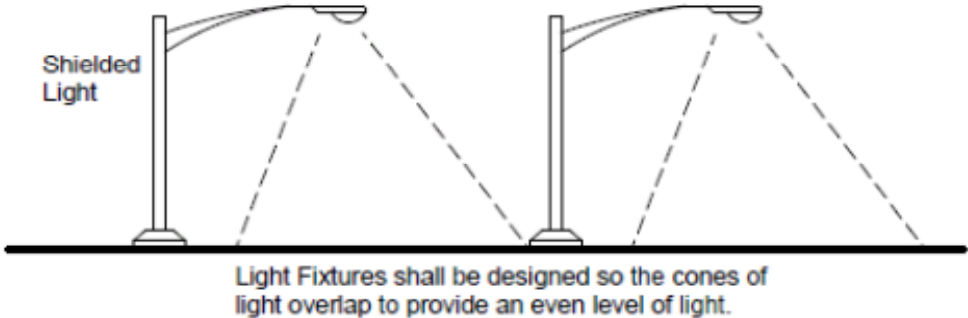
Sec. 10.8 Off-Street Loading/Unloading Requirements

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. Such 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. Such off-street loading space or truck berth shall consist of a minimum area of ten (10') feet by forty (40') feet and the spaces or berths shall be provided in accordance with the following schedule:

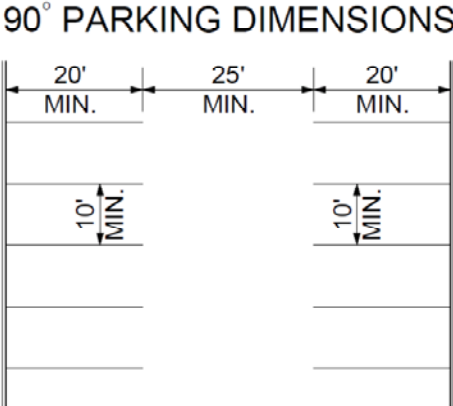
Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 – 5,000	None
5,000 – 15,000	1
15,000 – 50,000	2
50,000 – 100,000	3
100,000 – 150,000	4
Each Additional 50,000 over 150,000	1

Sec. 10.9 Additional Regulations and Illustrations

A. Roadway Lighting Overlap

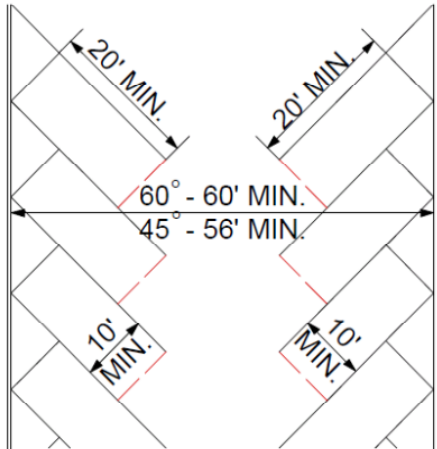


B. 90° Parking Dimensions

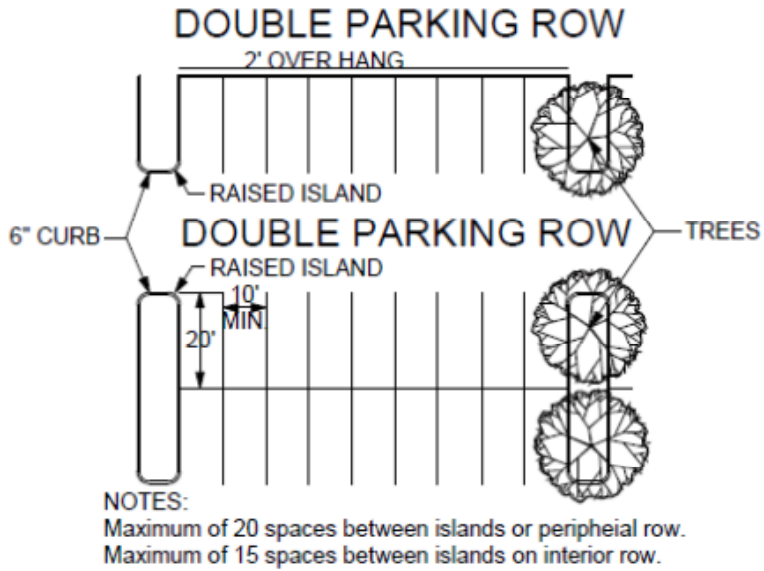


C. Angle Parking Dimensions

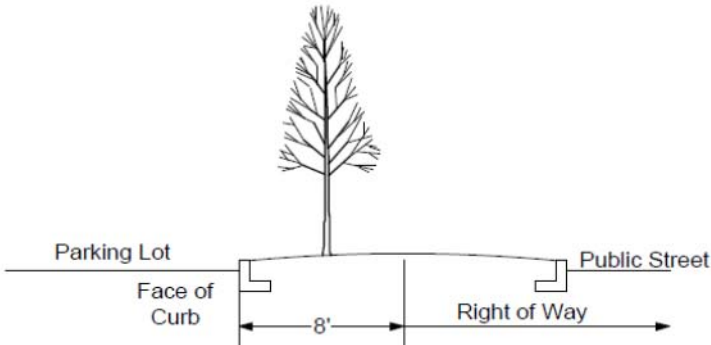
ANGLE PARKING
DIMENSIONS
ONE-WAY TRAFFIC



D. Drive Aisle Dimensions



E. Separation of Right-of Way and Parking Areas



F. Landscaping and Fencing

