



## Section 4.04. Off-Street Parking and Loading Requirements

### A. Applicability

The requirements of this section shall apply in the following circumstances:

#### 1. New Construction

When a new Main Building is constructed.

#### 2. Use Change

When a change in use requires twenty (20) percent or more additional parking beyond the previous use.

#### 3. Building Expansion

When the floor area of a Main Building is increased by more than twenty (20) percent.

### B. Off-Street Parking Requirements

#### 1. Number of Spaces

The number of off-street parking spaces shall be provided for the corresponding use as indicated in **Section 3.03. Permitted Use Chart**.

#### 2. Number of Spaces in the Opportunity Areas

The parking requirements established by **Section 3.03. Permitted Use Chart** are modified to encourage redevelopment within the Opportunity Areas identified within the Comprehensive Plan. Parking requirements within the Opportunity Areas (with the exception DD, Downtown Duncanville District) are modified as follows:

- a. Reduction in the number of required parking spaces by twenty-five (25) percent.

#### 3. Single-Family and Townhome Parking Accommodations

All single-family homes and townhomes shall provide, at a minimum, the following parking accommodations:

- a. Two (2) unenclosed, paved parking spaces, plus
- b. A one- or two-car garage or Porte Cochere.

- (1) Exception: A carport may be provided in lieu of a garage or Porte Cochere upon approval of a Specific Use Permit.

#### 4. Duplex Parking Accommodations

All duplexes shall provide, at a minimum, the following parking accommodations:

- a. Two (2) unenclosed, paved parking spaces.

#### 5. Residential Front-Entry Garages

- a. Single-Family and Duplex Garages

Single-family and duplex garages shall be set back a minimum of five (5) feet from the front building face. The front building face is considered the forwardmost portion of the structure, excluding a front porch.

- (1) Exception: The garage setback requirement may be reduced or waived upon recommendation by the Planning and Zoning Commission and approval by the City Council.

- b. Townhome Garages

Townhome garages may be flush with the building face, but in no case shall the garage project beyond the front building face.

#### 6. Multiple Uses

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 for development.

#### 7. No Storage Permitted

In the Residential Zoning Districts, no parking space, garage, carport, or other automobile storage space or structure shall be used for the parking or storage of any truck, truck-trailer, or van except panel and pickup trucks not exceeding one (1) ton capacity.

#### 8. Parking Requirements for New or Unlisted Use

Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be determined by the City Planner as those of a similar use.

#### 9. Use of Permeable Surfaces

- a. Permeable surfaces are prohibited for required parking spaces and fire lanes. Permeable surfaces may be used for other parking or driving surfaces, subject to approval by the City Engineer.
- b. The applicant shall provide a written statement that the property owner shall be responsible for maintaining the surface in a fully operational condition.
- c. If, at any time after the issuance of a Certificate of Occupancy, the approved permeable surface is found to be unmaintained or not fully operational, the Building Official shall issue notice concurrently to the owner, tenant, and/or agent, citing the violation and describing what action is required. The owner, tenant, and/or agent shall have thirty (30) days from date of said notice to restore the permeable surface as required. If the permeable surface is not restored within the allotted time, the owner, tenant, and/or agent shall be in violation of this ordinance.

#### 10. Curbs and Drainage

See **Section 4.08.D.6. Concrete Curb** below for requirements regarding curbs and drainage.

#### 11. On-Site Parking Required

- a. All required off-street parking must be provided on the lot occupied by the main use, except as provided in **15. Shared Parking**.
- b. All required ADA-accessible spaces shall be provided in the on-site parking area.

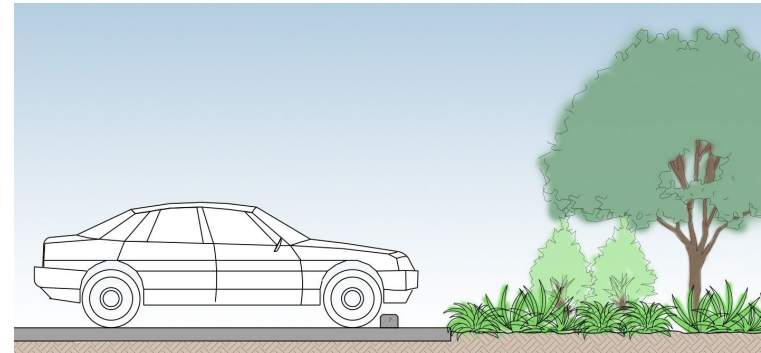
#### 12. Parking Lot Perimeter

- a. In all nonresidential, mixed use, and multi-family developments with more than four units, the perimeter of all parking lots and driveways shall be provided with concrete curbs, medians, or other means to control traffic.
- b. Curb cuts shall be provided in accordance with **Section 4.08.D.6. Concrete Curb** below to drain stormwater runoff into landscaped areas.

#### 13. Vehicle Stopping Device

No parking space shall allow a vehicle to overhang a required landscape area, open space area, sidewalk, street right-of-way or adjacent property (see **Figure 4.04.1**).

**Figure 4.04.1. Wheel Stop Required to Prevent Vehicle Overhang**



#### 14. Access and Availability of Parking Spaces and Fire Lanes

Unless specifically stated otherwise within this Zoning Ordinance, all required parking spaces shall be accessible at all time. No outside storage, vehicle storage, or queuing may take place within required parking or fire lanes. See exception for Outdoor Display, Temporary in **Section 3.04.B.6.b**.



15. Shared Parking

- a. The purpose of shared parking is to allow two or more adjacent land uses that have different peak use periods to share a parking area and reduce the number of required spaces.
- b. A shared parking agreement shall be recorded prior to issuance of a Building Permit or a Certificate of Occupancy. If such agreement is revoked by any entity, then the required off-street parking spaces shall be provided according to the standard parking requirements.
- c. A shared parking calculation, using the format provided in **Table 4.04.1**, shall be required to determine the minimum number of spaces.
- d. The minimum parking required shall be the highest adjusted total parking for any time period.
- e. The percentage of parking used during each time period shall be provided by the applicant and subject to approval by the City Planner.
- f. All shared parking spaces must be located within five hundred (500) feet of all shared uses, measured by the shortest legal walking route.
- g. Handicapped spaces required by ADA shall be calculated by individual use and not be shared.
- h. **Table 4.04.1** provides an example of shared parking calculations. This example includes shared parking for two uses – *Example Use 1* with a minimum parking requirement of 100 spaces, and *Example Use 2* with a minimum parking requirement of 220 spaces. In this example, the minimum parking requirement would be 225 spaces.

**Table 4.04.1. Shared Parking Examples**

Time Period	Example Use 1			Example Use 2			Adjusted Total Parking Required
	Required Spaces	% of Parking Used During Each Time Period	Adjusted Parking Requirement	Required Spaces	% of Parking Used During Each Time Period	Adjusted Parking Requirement	
Mon-Fri (6am to 6pm)	100	100%	100	220	25%	55	155
Sun-Thurs (6pm to 2am)	100	20%	20	220	50%	110	130
Sat-Sun (6am to 6pm)	100	10%	10	220	50%	110	120
Fri-Sat (6pm to 2am)	100	5%	5	220	100%	220	225
Everyday (2am to 6am)	100	5%	5	220	10%	22	27

C. Off-Street Loading

- 1. The number of loading spaces required by this Section shall be the minimum, and the owner/applicant shall evaluate the use's needs to determine if additional loading space is needed.
- 2. Such off-street loading space shall consist of a minimum area of ten (10) feet by seventy-five (75) feet.
- 3. Loading areas shall be located at the side or rear of buildings.
- 4. Loading areas shall not encroach upon required off-street parking areas or into the Right-of-Way.
- 5. Unenclosed off-street loading areas shall be paved with hard surface pavement.
- 6. The City Planner may reduce the loading space requirements if the City Planner determines requirements are excessive.

**Table 4.04.2. Minimum Loading Standards for Nonresidential Uses**

Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 10,000	None
10,001 to 50,000	1
50,001 to 100,000	2
100,001 to 200,000	3
Each additional 100,000	1 additional

D. Parking Design Requirements

1. Configuration

Aisles, parking spaces, and circulation shall be provided in accordance with **Figure 4.04.2** and **Table 4.04.3**.

2. Striping

All off-street parking spaces and means of ingress and egress shall be laid out on the parking surface with paint or plastic striping that provides a permanent delineation between spaces and aisles.

- a. No striping shall be required for residential uses, except for multi-family developments.

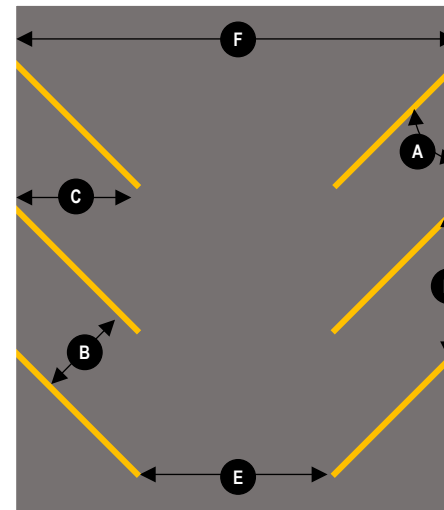
3. Parking Lot Materials

- a. Parking lots for new developments and redevelopments shall be constructed with reinforced concrete according to City specifications prior to receiving a Certificate of Occupancy.
- b. Existing parking lots constructed with asphalt may be repaired with asphalt and may be expanded up to 10% of its area with asphalt as it existed on January 1, 2020.
- c. If a parking lot is deteriorated 50% or more (in the Building Official's determination), the entire lot must either:
  - (1) Be completely redone in concrete, or
  - (2) Be completely resurfaced (mill and overlay) in asphalt with required aesthetic improvements, like adding diamond-shaped landscape islands.

E. Parking Lot Maintenance

- 1. All persons owning, occupying or having supervision of real property not used for residential purposes (single-family and duplex) in the City shall keep and maintain in good condition and repair any lot or area situated on said property designated or used for the parking or storage of motor vehicles or for the access thereto.
- 2. The surface of all such parking lots or areas, including the approaches, driveways, drive aisles to such parking, lots or areas, shall be kept and maintained free of grass, weeds and vegetation and free of cracks, holes, or pits which may allow the seepage or accumulation of water.

**Figure 4.04.2. Parking Dimensions**



**Table 4.04.3. Parking Dimensions**

A Angle	B Stall Width	C Stall to Curb	D Stall Curb Width	E	F	E	F
				Aisle Width	Total Width	Aisle Width	Total Width
				One-Way		Two-Way	
0°	10'	10'	22'	15'	35'	20'	40'
30°	9'	17.5'	18'	14'	49'	20'	55'
45°	9'	20'	12.5'	16'	56'	20'	60'
60°	9'	20.5'	10.5'	18'	59'	22'	63'
90°	9'	18'	9'	24'	60'	24'	60'



## F. Off-Street Stacking Requirements

1. The purpose of stacking spaces is to provide the ability for vehicles to queue on-site prior to receiving a service.
2. Stacking spaces are required in all districts any time a use is constructed or expanded in accordance with **Table 4.04.4**.
3. The number of spaces refers to the queuing line and does not include the space at a stopping point (e.g., drive-up window, inside a car wash or repair bay, or similar location).

## G. Driveway Materials

1. Nonresidential driveways shall be constructed with reinforced concrete according to City specifications.
2. Residential driveways on improved streets (curb and gutter) shall be constructed with reinforced concrete, permeable pavers, or porous concrete according to City specifications.
3. Residential driveways on unimproved streets (no curb and gutter) may be surfaced with reinforced concrete, asphalt, permeable pavers, or porous concrete according to City specifications.

## H. Special Exceptions for Off-Street Parking Requirements

For redevelopments, the Zoning Board of Adjustment may allow a special exception to reduce minimum parking requirements in accordance with **Section 6.10. Special Exceptions** by up to fifty (50) percent if the size and shape of the lot to be redeveloped on is such that off-street parking provisions could not be complied with, and the proposed redevelopment will not create undue traffic congestion in the adjacent streets.

**Table 4.04.4. Number of Required Stacking Spaces**

Use	Number of Required Stacking Spaces
Auto Repair and Services, Major	4 spaces per bay
Car Wash	2 spaces in addition to the wash bay
Child Care Facility, Daycare	1 space per 20 students, located in a circular drive configuration
Drive-Thru in conjunction with a Restaurant	4 spaces for the first stopping point, plus 1 space per additional stopping point, and 1 space after the final stopping point
Drive-Thru in conjunction with any other use	2 spaces per stopping point, and 1 space after the final stopping point
Fuel Station, Standalone or Fuel Pumps	1 space per fueling pump
School, Primary or Secondary (Private) or School, Primary or Secondary (Public)	1 space per 10 students, located in a circular drive configuration