

## ARTICLE XII.

### OFF-STREET PARKING AND LOADING

280.142. Applicability.

280.144. General Provisions.

280.148. Off-Street Parking and Standing Requirements.

280.150. Minimum Standards for Off-Street Parking Areas.

280.152. Off-Street Loading Berth Requirements.

280.153. Minimum Standards for Off-Street Loading Spaces and Areas.

#### 280.142. Applicability.

For every use hereafter established, there shall be provided sufficient space for access and off-street standing, parking and unloading of motor vehicles that may be expected to come to an establishment at any time under normal conditions for any purpose, whether as patrons, customers, employees, guests or otherwise; or when a use is expanded, accessory off-street parking and loading shall be provided in accordance with the following regulations for the area or capacity of such expansion.

(Ord. 2219, § 1)

#### 280.144. General Provisions.

The following general provisions shall apply to all parking, standing, and loading space that is provided in accordance with the provisions of this chapter.

- A. *Location of parking or loading space.* All required off-street parking or loading spaces shall be provided on the same parcel of land occupied by the use or building to which it is appurtenant; provided, however, that where there are practical difficulties in the way of such location of parking space and/or if the public safety or convenience would be better served by another location, the Commission may authorize an alternative location as will adequately serve the public interest, subject to the following conditions:
1. Such space shall be in the same ownership as the use to which it is appurtenant.
  2. Pedestrian access to such space shall be located within a distance of three hundred (300) feet by the shortest route of effective pedestrian movement.
  3. Such space shall be useable without causing unreasonable traffic congestion, detriment to any residential neighborhood, or hazard to pedestrians or vehicular traffic.
- B. *Repair or service.* It shall be unlawful to utilize any required off-street parking or loading facilities for motor vehicle repair work or service of any kind, except as expressly permitted herein.
- C. *Computation of parking spaces.* For the purpose of computing required off-street standing and parking or loading space in relation to floor area, the gross floor area shall be used.

In calculating the required parking for any given building or site, parking provisions shall be made for each use separately except as otherwise provided in this Code (accessory uses in PRO, etc.). When the application of parking or loading requirements would result in a fractional space, any such fraction shall be counted as one (1) space.

To translate gross parking area into parking space, a factor of three hundred fifty (350) square feet per gross automobile parking space shall be applied.

In calculating any required parking area, other than for detached or attached single-family dwellings, sufficient access and maneuver space shall be provided to permit the parking and removal of any vehicle without moving other vehicles.

Space allocated for any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

If there is any uncertainty with respect to the amount of parking space required by the provisions of this Code as a result of any indefiniteness as to the proposed use of a building or of land, the maximum requirement for the general type of use that is involved shall govern.

- D. *Modification of the parking required.* The total amount of parking space required for a given lot or parcel may be reduced by site plan review as provided in Article IX, under the following circumstances. In any development where a mixture of residential uses and office or retail uses is permitted, the combined total number of parking spaces required for such a combination of uses may be reduced up to twenty (20) percent where same is justified to the satisfaction of the city by a parking analysis submitted by a competent traffic engineer or planner.

(Ord. 2219, § 1)

#### **280.148. Off-Street Parking and Standing Requirements.**

The following shall be the minimum number of off-street parking spaces required for the various uses of a given lot or parcel.

- A. *Public and community service activities:*
1. Nursery schools and day care centers, public or private, other than child care provided as a home occupation per Section 280.012: One (1) space for each staff member or employee plus convenient and safe opportunities for the pickup and discharge of children from autos or buses.
  2. Schools (except high school or college): One (1) parking space for each three (3) seats in the auditorium or main assembly room, or four (4) spaces for each classroom, whichever is greater.
  3. High school: One (1) parking space for each four (4) students based on the maximum student capacity of the facility.

4. Business, commercial, or trade school, including secretarial or beautician school: One (1) space for each three (3) students based on the maximum student capacity of the facility.
5. Community center: One (1) space for each three (3) seats in the auditorium or general assembly room.
6. Churches and synagogues: One (1) space for each three (3) seats in the sanctuary (one (1) seat equals twenty (20) inches of bench length), plus one (1) space for every vehicle customarily used or stored on the premises and one (1) space for every full-time or part-time employee, whether paid or unpaid.

B. *Residential:*

1. General residential occupancy, including single-family attached and detached and multifamily dwellings: Two (2) parking spaces per dwelling unit.
2. Housing designed especially for and occupied exclusively by the elderly (over sixty (60) years of age) or by the severely disabled: One (1) parking space per four (4) dwelling units.
3. Hotel or motel: One (1) parking space for each sleeping room, plus one (1) space for each two (2) employees, plus additional spaces as required herein for affiliated uses (i.e., restaurants).

C. *Business and commercial uses:*

1. Automobile service station: One (1) parking space for each gas pump, three (3) working spaces for each service bay or wash rack plus one (1) space for each two (2) employees and parking space for each vehicle used directly in the conduct of the business.
2. Car wash: Five (5) standing spaces for each stall or wash rack in a self-service establishment.
3. Drive-in banking and any "drive-in service" establishment. Five (5) standing spaces for each teller or customer window.
4. New or used motor vehicle sales: One (1) parking space for each four hundred (400) square feet of enclosed floor area plus one (1) space for three thousand (3,000) square feet of open lot area devoted to the sale or display of new motor vehicles.
5. Restaurant, night club, bar, tavern, cocktail lounge, delicatessen, ice cream parlor or any other establishment that permits consumption of food products on the premises: One (1) stall for every three (3) seats plus two (2) parking spaces for each three (3) employees.
6. Fast food restaurant or other establishment that sells food for consumption off-premises and drive-through or carry-out restaurants: One (1) stall for every two (2) seats plus two

- (2) parking spaces for each three (3) employees.
7. Retail store, personal service establishment or any other commercial use (except amusement or recreation) not otherwise provided for herein:
    - (i) Less than five thousand (5,000) square feet, six (6) parking spaces for each one thousand (1,000) square feet of floor area;
    - (ii) Five thousand (5,000) to fifteen thousand (15,000) square feet, five (5) parking spaces for each one thousand (1,000) square feet of floor area;
    - (iii) Fifteen thousand (15,000) square feet or greater, four (4) parking spaces for each one thousand (1,000) square feet of floor area.
  8. Bowling alley: Six (6) parking spaces for each alley. In the event that a restaurant, night club, cafe, bar, tavern, eating place or cocktail lounge is operated as part of or in conjunction with a bowling alley, additional parking area shall be provided as required herein for such restaurant, night club, cafe, bar, tavern, eating place or cocktail lounge.
  9. Theatre or auditorium (except school and community center): One (1) parking space for each three (3) seats, bench seating spaces or other seating space.
  10. Amusement, recreation and all other uses not specified herein: One (1) parking space for each three (3) persons of the maximum number of persons who may be accommodated at any one time.
  11. Office usage, other than medical offices:
    - (i) Less than five thousand (5,000) square feet, five (5) parking spaces for each one thousand (1,000) square feet of floor area;
    - (ii) Five thousand (5,000) square feet or greater, four (4) parking spaces for each one thousand (1,000) square feet of floor area;
  12. Medical offices:
    - (i) Less than five thousand (5,000) square feet, five (5) parking spaces for each one thousand (1,000) square feet of floor area;
    - (ii) Five thousand (5,000) square feet or greater, four (4) parking spaces for each one thousand (1,000) square feet of floor area;
- D. *Industrial uses.* Manufacturing or industrial establishment, research or testing laboratory, warehouse or similar establishment or any other industrial use not specifically provided for herein: One (1) parking space for every two (2) employees employed and working on the two (2) principal shifts at the maximum employment capacity, together with a parking space to

accommodate each truck or other vehicle used in conjunction with the operation of the business, plus ten (10) parking spaces for customer parking.

(Ords. 1590, § 1; 2219, § 1)

**280.150. Minimum Standards for Off-Street Parking Areas.**

The regulations contained in this section shall be deemed minimum standards and shall apply to all off-street parking spaces and all off-street parking areas required under this article. As used in this article, the term "off-street parking area" shall mean any area used as required parking spaces, aisles or as the means of access from a street to a parking space if the total of such area contains one thousand five hundred (1,500) square feet or more.

- A. *Permit and site plan review required.* No off-street parking area shall be constructed, installed, or substantially altered until a permit has been issued by the building commissioner. Written application for a permit shall be filed with the building commissioner and shall be accompanied by plans of the off-street parking area drawn to a scale of not more than twenty (20) feet to the inch and fully dimensioned. Plans shall bear the seal of an architect, engineer, or land surveyor licensed to practice in the State of Missouri. Plans required under this section depicting proposed construction, installation, or substantial alteration of an off-street parking area undertaken in conjunction with other development may be submitted therewith. All construction, installation or alteration of off-street parking areas serving multifamily residential, commercial, industrial, or institutional uses shall be subject to site plan review, Article IX.
- B. *Minimum standards.* All off-street parking spaces and all off-street parking areas required under this article shall at all times comply with the following minimum standards:
  - (1) Parking space, size, angle and aisle width. Minimum standards shall be as follows:

Angle of Parking (Degrees)	Depth of Stall Perpendicular to Aisle (In Feet)	Width of Stall Parallel to Aisle (In Feet)	Minimum Aisle Width (In Feet)
Parallel	9	24	12 one-way 21 two-way
30	17.3	18	12
45	19.8	12.7	13
60	21	10.4	15
90	18	9	21

Any off-street parking area designed for the parking of vehicles longer than nineteen (19) feet, bumper to bumper, shall have parking stall and maneuvering space areas of such size and dimensions as will accommodate the parking and maneuvering of such vehicles.

All off-street parking areas shall be so designed as to provide for vehicular ingress and egress in a forward motion.

- (2) Construction specifications.

- (a) Each off-street parking area exclusively serving a single-family residence use shall be constructed and maintained in accordance with the following standards:
  - (i) Each such off-street parking area shall have a thoroughly compacted subgrade and shall be properly drained and surfaced with:
    - a. Portland cement concrete having a minimum compressive strength of three thousand (3,000) pounds per square inch when twenty-eight (28) days old and containing not less than six (6) sacks of Portland cement, per cubic yard of concrete and having a minimum thickness of six (6) inches in a driveway apron area which intersects a street with sidewalk and a minimum thickness of four (4) inches in all other areas; or
    - b. Asphaltic concrete construction consisting of a minimum six-inch base of crushed rock well compacted on a thoroughly compacted subgrade covered with a two-inch asphaltic hot-mix mat; or
    - c. Other materials providing a continuous surface and strength and service characteristics equivalent to subparagraphs a. and b., above and approved in writing by the building commissioner.
  - (ii) Driveways shall provide a minimum of ten (10) feet in paved width. Driveway openings shall be located no closer than thirty (30) feet to any intersecting street right-of-way. All paved driveway and turnaround areas shall be located at least five (5) feet from any adjacent property line. The width of a driveway opening shall not be less than sixteen (16) feet measured along the intersection with the adjacent street pavement.
- (b) Each off-street parking area serving a use other than single-family residence shall be constructed and maintained in accordance with the following standards:
  - (i) Each such off-street parking area shall have a thoroughly compacted subgrade and shall be properly drained and surfaced with:
    - a. Portland cement concrete having a minimum compressive strength of three thousand (3,000) pounds per square inch when twenty-eight (28) days old and containing not less than six (6) sacks of Portland cement, per cubic yard of concrete and having a minimum thickness of six (6) inches; or
    - b. Asphaltic concrete construction consisting of a minimum eight-inch base of crushed rock well compacted on a thoroughly compacted subgrade covered with a two-inch asphaltic hot-mix mat.

- (ii) Each such off-street parking area shall be provided with a six-inch high concrete curb or concrete wheel guards with a six-inch asphaltic curb around the perimeter of the parking area sufficient to protect all adjacent properties and plantings.
  - (iii) Parking stalls shall be marked by painted lines two and one-half (2 1/2) inches wide. Suitable directional arrows and markings shall be painted on the parking area surface. Lines, arrows, and markings shall be clearly visible and maintained at all times.
  - (iv) Driveway openings shall be located no closer than thirty (30) feet to any intersecting streets rights-of-way. The width of a driveway opening shall be not less than thirty-two (32) feet nor greater than thirty-five (35) feet, measured at the intersection with the adjacent street pavement except that in industrial districts the width of a driveway opening shall be fifty (50) feet. Radii for curb cuts shall be a minimum of ten (10) feet. Entry and exit aisles shall be separated by a marked divider and provided with painted directional arrows. Entrances shall be marked with entrance and exit signs where deemed necessary by the building commissioner to preserve public safety.
- (3) Lighting. All lighting shall be installed in accordance with the requirements of the ordinances of the city and shall be located so as not to reflect directly on any adjacent residential structures and not to cause any nuisance or inconvenience to surrounding property.
- (4) Landscape requirements.
- (i) A landscape strip shall be installed and maintained where off-street parking areas extend into required yards as follows:
    - A landscape strip of twenty (20) feet in width shall be provided in a required front yard abutting Olive Boulevard. A planting strip of ten (10) feet shall be provided in all other required front yards.
    - A landscape strip of ten (10) feet in width shall be provided in a required side yard.
    - A landscape strip of ten (10) feet in width shall be provided in a required rear yard.
- Provided, however, that a landscape strip, twenty (20) feet in width shall be provided within a required side or rear yard abutting land residentially zoned.
- (ii) A building face fronting on a street shall have a minimum eight (8) foot landscaped area, pedestrian sidewalk or combination of both extending eight (8)

feet adjacent to the building.

- (iii) A landscape island shall be installed and maintained at the end of parking aisles. If parking aisles exceed one hundred (100) feet in length, a landscape island shall be installed at one hundred-foot intervals and each landscape island shall be a minimum of one hundred fifty (150) square feet, provided that in industrial zoning districts, landscape islands shall be required only at the end of parking aisles.
  - (iv) Driveway openings serving off-street parking areas shall be separated by landscape strips of not less than twenty (20) feet in length.
  - (v) The commission shall review the type of planting materials proposed to be installed by the applicant for a permit and shall have the authority to reject any types of plantings not deemed suitable to the particular area.
  - (vi) Landscape requirements of this paragraph (4) shall not apply to single-family residence uses.
- (5) Variance. When a property owner or other person, firm or association or corporation can show that the strict application of the minimum standards will impose practical difficulties or particular hardships, such owner or other person, firm, association or corporation may apply for a variance and the commission may consider and allow such variations to the strict application of the terms hereof as are in harmony with the purpose and intent of this article to provide minimum standards for the design and construction of off-street parking areas so as to create conditions of safety for both pedestrian and vehicular traffic thereon when the commission is satisfied and makes a finding, under the evidence presented to it that the granting of a variance will alleviate some demonstrable hardship or difficulty so great as to warrant said variance and that the off-street parking area will meet all reasonable and necessary conditions for the safety of persons using same. Any applicant may appeal the denial of a variance to the city council and the city council shall have the right to grant a variance under the standards hereinabove provided.
- (6) Temporary permit. No building or structure for which an off-street parking area subject to the provisions of this article is being provided shall be used or occupied and no occupancy permit shall be issued for the occupancy or use of any such building or structure until and unless the parking area complies with all of the provisions of this article and any other ordinance of the city relating thereto; provided, however, that a temporary permit not to exceed six (6) months in duration may be issued authorizing the use of a parking area hereunder if the building commissioner finds that same is in substantial compliance with this section and that the issuance of such temporary permit will not be contrary to the public health, welfare, safety and morals.
- (7) Maintenance. All plantings shall be maintained at all times in accordance with the requirements of this article and shall be replaced if not so maintained, as designated by the building commissioner. Off-street parking areas shall be maintained in compliance

with all of the requirements of this article and any other ordinance of the city relating thereto. Any off-street parking area may be closed in the event that it fails to comply with all of the requirements hereof, after the building commissioner has given a sixty-day written notice to the property owner or other person, firm, association or corporation responsible for the parking area, which notice specifies the corrections required for compliance with the provisions hereof.

(Ords. 1749, § 3; 1854, §§ 1, 2; 2181, § 4; 2219, § 1; 2290, § 2)

**280.152. Off-Street Loading Berth Requirements.**

A. *Officers and personal or community service establishments:* One (1) loading space shall be provided for each such establishment, including schools, medical or dental clinics, auditoriums or clubs, etc., having greater than six thousand (6,000) square feet of gross floor area.

B. *Residential uses:* Any residential building containing more than fifty (50) apartment dwelling units shall provide one (1) loading berth for each two hundred (200) units or fraction thereof.

C. *Business or commercial uses:* Every building or use of land consisting of over three thousand (3,000) square feet of gross floor area designed or adaptable for retail business purposes, shall be provided with loading space as follows:

Up to 15,000 sq. ft. ....	1 space
15,000 to 50,000 sq. ft. ....	2 spaces
50,000 to 100,000 sq. ft. ....	3 spaces
Each additional 100,000 sq. ft. ....	1 additional space

D. *Industrial uses (including wholesaling and warehousing):* Every building or structure designed or adapted for wholesale, warehouse, or manufacturing use shall be provided with loading space as follows:

Use	Loading Space for Truck Trailer	Loading Space for Single Unit Type Trucks
Freight or truck terminal	For each 1,000 sq. ft. of gross floor area, or fraction thereof, one space	
Warehouse, wholesale business, storage, building, beverage and food distribution, space exclusive of freight or truck terminal	5,000--20,000 sq. ft., one space; 20,000--40,000 sq. ft., two spaces; 40,000--70,000 sq. ft., three spaces; 70,000--100,000 sq. ft., four spaces; for each additional 50,000 sq. ft. or fraction, one additional space	Up to 5,000 sq. ft., one space; for each 10,000 sq. ft. or fraction thereof, one additional space

Manufacturing establishments, engaged in production, processing, assembly, compounding of materials, goods or products, exclusive of those uses designated above	10,000--25,000 sq. ft., one space; 25,000--50,000 sq. ft., two spaces; 50,000--80,000 sq. ft., three spaces; 80,000--120,000 sq. ft., four spaces; for each additional 75,000 sq. ft. or fraction thereof, one additional space	1,000--5,000 sq. ft., one space; 5,000--10,000 sq. ft., two spaces
Research centers and industrial laboratories	25,000--50,000 sq. ft., one space; 50,000--100,000 sq. ft., two spaces; for each additional 100,000 sq. ft. or fraction thereof, one additional space	1,000--5,000 sq. ft., one space; 5,000--15,000 sq. ft., two spaces; 15,000--25,000 sq. ft., three spaces; for each additional 25,000 sq. ft. or fraction thereof, one additional space

E. *Other uses.* The commission shall determine as to which of the above categories of loading regulation any specific use, including designated conditional uses, shall belong, or determine other applicable standards whenever the above regulations prove inapplicable.  
(Ord. 2219, § 1)

**280.153. Minimum Standards for Off-Street Loading Spaces and Areas.**

The regulations contained in this section shall be deemed minimum standards and shall apply to all off-street loading spaces and areas required under this article.

- A. Size of spaces.
  - (1) A loading space for a truck trailer vehicle shall be a minimum width of twelve (12) feet and a minimum length of fifty-five (55) feet.
  - (2) A loading space for a single-unit type truck shall be a minimum width of twelve (12) feet and a minimum length of thirty (30) feet.
  - (3) A vertical clearance of at least fifteen (15) feet shall be provided for each loading space.
- B. Curb cuts for truck entrances shall have a minimum radius of ten (10) feet. The minimum width of a one-way drive shall be twenty (20) feet and the minimum width of a two-way drive shall be thirty (30) feet.
- C. Every loading space and area shall have a thoroughly compacted subgrade, be properly drained and surfaced with either Portland cement concrete, having a minimum thickness of six (6) inches and a minimum compressive strength of three thousand (3,000) pounds per square inch when twenty-eight (28) days old and containing not less than six (6) sacks of Portland cement per cubic yard of concrete, or asphaltic concrete construction consisting of a minimum eight-inch base of crushed rock, well compacted on a thoroughly compact subgrade covered with a two-inch asphaltic hot-mix mat.

- D. All parking, circulation and maneuvering areas shall be constructed in such manner that storm water shall be channeled into drainageways without flowing onto adjacent property or walkways.
- E. All parking, circulation and maneuvering areas shall be bordered by curbing which shall be not less than six (6) inches in height.
- F. All spaces and direction of movement shall be indicated by painted markings on the pavement, which lines, arrows and markings shall be clearly visible and maintained at all times.
- G. All lighting shall be installed in accordance with the requirements of city ordinances and shall be located so as not to reflect directly on any adjacent residential structures and so as not to cause any nuisance or inconvenience to surrounding property.

(Ords. 1749, § 4; 2219, § 1)

**Editors Note:** Ord. No. 1749, § 4, enacted provisions pertaining to minimum standards for off-street loading spaces and areas, designated as § 280.154. Such section has been redesignated as § 280.153 by the editor in order to avoid duplicative section numbers; see Art. XIII, re setback lines established.