
Section 9.02 Off-Street Parking and Loading Requirements

- A. *Purpose.* To secure safety from fire, panic, and other dangers; to lessen congestion on public streets; to facilitate the adequate provision of transportation; to conserve the value of buildings; and to encourage the most appropriate use of land. Minimum off-street parking and loading shall be provided as set forth in the following schedules and provisions. Parking for uses not provided here-in shall be considered by the DRC based on studies produced by the Institute of Transportation Engineers, Traffic Impact Analyses provided and professional observation.
- B. *General Provisions for Off-Street Parking.*
1. All off-street parking shall be provided on the same site as the use it is to serve.
 2. Unless otherwise noted in this Code, all parking spaces, driveway approaches, driveways, and drive aisles shall be located on a paved concrete, asphalt or alternative surface. Permissible alternative surfaces are concrete, brick, or natural stone pavers on compacted sub-grade and base sufficient to support the vehicle's Gross Vehicle Weight Rating. The paved parking surface area must encompass the entire footprint of the vehicle.
 3. No parking space, garage, carport, or other automobile storage space shall be used for the parking or storage of any heavy load vehicle (see Article Three - Definitions for Heavy Load Vehicle).
 4. No vehicle, including boats, camper trailers, trailers, or other similar vehicle shall be parked within the street rights-of-ways of major thoroughfares as shown on the Thoroughfare Plan, including state controlled roads.
 5. Parked vehicles on private property shall not encroach on any right-of-way, sidewalks, or parkways (unpaved portion of rights-of-way).
 6. In all zoning districts, parking and loading areas shall not be used for the sale, repair, storage, dismantling or servicing of vehicles or equipment; or for the storage of materials or supplies, or for any other use in conflict with the parking and loading areas (i.e., advertising or open storage of materials). A maximum of two (2) vehicles, owned by the property owner or with the permission of the property owner, may be displayed for the purpose of sale, lease, or similar purposes on private property.
- C. *Residential Districts.* In all subdivisions platted after December 15, 1992, garages shall not face or be in view from a public street unless allowed with a Planned Development zoning district or the following provisions of this Code.
1. J-Swing garages are permitted in all zoning districts. The maximum garage area, including any accessory uses associated with the garage, shall not exceed seven hundred (700) square feet.
 2. Side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage to the side or rear property line for maneuvering.
 3. Side entry garages on a corner lot where the driveway is from the side street shall have a minimum of twenty feet (20') from the door face of the garage to the side property line.
 4. A detached front facing garage located behind the main structure is permitted. The garage door(s) exposure to the street shall not exceed one hundred forty-four square feet (144').
 5. An attached front-facing garage is permitted if located a minimum one-hundred feet (100') behind the property line or right-of-way, whichever is closer. The garage door(s) exposure to the street shall not exceed one hundred forty-four square feet (144 S.F.). Similarly, front-facing garages with a maximum

of seventy-two square feet (72 S.F.) of garage door exposure to the street are permitted if located a minimum of forty-five feet (45') behind the property line or right-of-way, whichever is closer.

6. An attached front facing garage is permitted with a porte-cochère design that shields a part of the garage door(s) exposure.

D. *Non-Residential and MF Districts - Special Off-Street Parking Provisions.*

1. All off-street parking, maneuvering, loading, and storage areas shall be paved to a minimum of six inches (6") of reinforced concrete over six inches (6") cement-limed or crushed limestone stabilized base compacted to ninety-five percent (95%) density, or an alternative section approved by the Director of Public Works. Approaches shall be paved to a minimum of seven inches (7") of reinforced concrete over six inches (6") cement-limed or crushed limestone stabilized base compacted to ninety-five percent (95%) density.
2. Each standard off-street surface parking space size shall be in accordance with the City design standards (see Section 9.14 - Illustrations for parking design standards).
3. All parking and loading spaces, and vehicle sales areas on private property shall have a vehicle stopping device installed so as to prevent parking of motor vehicles in any required landscaped areas, to prevent vehicles from hitting buildings, and to prevent any parked vehicle from overhanging a public right-of-way line, or public sidewalk. Parking shall not be permitted to encroach upon the public right-of-way in any case. All vehicle maneuvering shall take place on-site. No public right-of-way shall be used for parking, backing or maneuvering into or from a parking space.
4. Handicap parking space(s) shall be provided according to the City's adopted Building Code and be in addition to the minimum parking requirements.
5. Storage of motor vehicles, other than the property owners' vehicles, in any zoning district is prohibited. Motor vehicles sales lots or any lot/area used for such a purpose shall be allowed only by approval of a Specific Use Permit (SUP).
6. To ensure that all requirements set forth in this section are carried forward, it will be the responsibility of the owner of the property to adequately maintain the facility and comply with this Code. All parking areas shall be kept free of trash, debris, vehicle repair operation or display and advertising uses. The parking area layout, location and number of provided spaces shall not change without approval of the Community Development Department.
7. Off-street stacking requirements for drive-through facilities.
 - a. A stacking space shall be an area on a site measuring eight feet (8') by twenty feet (20') 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. The following stacking requirements may be used as a guide but may be modified at the time of site plan review based on use and design of this facility:
 - 1) For financial institutions with drive-through facilities, each teller window or station, human or mechanical five (5) stacking spaces.
 - 2) For each service window of a drive-through restaurant, a minimum of six (6) spaces.
 - 3) For kiosks, a minimum of two (2) stacking spaces for each service window.
 - 4) For each full service car wash, vacuum or gas pump lane, a minimum of seven (7) stacking spaces.
 - 5) For each self-service (drive-through/automated) wash bay, a minimum of three (3) stacking spaces in addition to the wash bay.

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- 6) For each self-service (open bay), a minimum of two (2) stacking spaces in addition to the wash bay.
 - 7) For automobile quick lube facilities, a minimum of three (3) stacking spaces in addition to the service bay.

E. *Off-Street Loading Spaces - All Districts.*

1. All retail, commercial, and industrial structures, on an as needed basis, shall provide and maintain an off-street area for the loading and unloading of merchandise and goods at a ratio of at least one (1) space for the first twenty thousand (20,000) square feet of gross floor area and one (1) space for each additional twenty thousand (20,000) square feet of gross floor area or fraction thereof. A loading space shall consist of an area of a minimum of twelve (12) by thirty (30) feet. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks off-street. Each site shall provide a designated maneuvering area for trucks. These requirements may be modified based on use at the time of site plan review.
2. All loading areas and service bay doors shall be designed where loading doors or docking areas are not directly visible from streets. These areas shall be fully screened with a screening wall. Live landscaping may be allowed based on use or location.
3. All loading areas shall be designed to minimize the impact on adjacent uses. If loading areas are adjacent to residential (single-family, duplex, or multi-family) developments or zoning districts, loading and unloading hours shall be restricted to 6:00 A.M. to 10:00 P.M.
4. Garage doors or service bays for auto/boat motor vehicle related uses shall not face a street.

F. *Parking Access from a Public Street - All Districts.*

1. In the approval of a Detailed Site Plan, consideration shall be given to providing entrance/exit drives which extend into the site to provide adequate queuing of vehicles on the site. If a deceleration lane is not provided, a minimum distance of 100' from a major thoroughfare must be included as shown on the Thoroughfare Plan.
2. In all Districts (except all Single-Family and Townhome Zoning Districts) building plans shall provide for entrance/exit drive(s) appropriately designed and located to minimize traffic congestion or conflict within the site and with adjoining public streets as approved by the City.
 - a. Based upon analysis by the City, if projected volumes of traffic entering or leaving a development are likely to interfere with the projected peak traffic flow volumes on adjoining streets, additional right-of-way and paving in the form of a deceleration lane or turn lane may be required of a developer in order to reduce such interference.
 - b. The determination of additional right-of-way or paving requirements shall be made at the time the final site plan is submitted for approval.
3. Vehicular access to non-residential uses shall not be permitted from alleys serving residential areas.

G. *Parking Requirements Based on Use.* At the time any building or structure in any district is erected, structurally altered, or changes use needing additional parking, there shall be provided off street parking spaces in accordance with the following requirements. Any parking space(s) necessary to meet the requirements of the Americans with Disabilities Act (ADA) do not count toward the fulfillment of the parking requirements of this Code. The below requirements may be modified at the time of site plan review on a case by case basis.

1. *Assisted Living* - One (1) space per two (2) units.
2. *Art gallery/museum* - Three (3) spaces per one thousand (1000) square feet of gross floor area.

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3. *Automobile parts sales (indoors)* - One (1) space per four hundred (400) square feet of floor area.
 4. *Automobile sales or service* - One (1) space per five hundred (500) square feet of floor area.
 5. *Bank, Savings and Loan, or similar institution* - One (1) space per three hundred (300) square feet of gross floor area.
 6. *Bed and breakfast facility* - One (1) space per guest room in addition to the requirements for a normal residential use.
 7. *Bus or truck repair, parking, storage area, or garage* - One (1) space for each five hundred (500) square feet of floor area or repair garage with a minimum of five (5) spaces.
 8. *Business or professional office* -

Gross Floor Area (sq. ft.) Parking Requirements

- less than 10,000 sq. ft. 1 per 330 sq. ft.
 - 10,000 to 75,000 sq. ft. 1 per 400 sq. ft.
 - 75,000 sq. ft. & over 1 per 450 sq. ft.
9. *Car wash (self-service)* - One (1) space per washing bay and one (1) space per vacuum cleaner bay.
 10. *Car wash (full-service)* - One (1) space per one hundred fifty (150) square feet of floor area.
 11. *Church, rectory, or other place of worship* - One (1) parking space for each three (3) seats in the main auditorium.
 12. *College or University* - Four (4) spaces per one-thousand (1000) square feet of gross floor area.
 13. *Community Center*- Three (3) spaces per one-thousand (1000) square feet of gross floor area.
 14. *Commercial Amusement (indoor)* - Three (3) spaces per one-thousand (1000) square feet of gross floor area, or as follows:
 - a. Billiard - Five (5) spaces per thousand (1000) square feet of gross floor area. b. Bowling - Four (4) spaces for each alley or lane.
 - c. Bingo - One (1) space for three (3) seats (design capacity) or one (1) per one hundred (100) square feet of total floor area, whichever is greater.
 - d. Gymnasium - Five (5) spaces per thousand (1000) square feet of gross floor area.
 - e. Indoor jogging - Five (5) spaces per thousand (1000) square feet of gross floor area.
 - f. Indoor Tennis - Three (3) spaces for each court.
 - g. Movie theater - One (1) for every three (3) seats.
 - h. Raquetball - Two (2) spaces for each court
 - i. Roller skating or Ice skating rink Five (5) spaces per thousand (1000) square feet of gross floor area.
 - j. Soccer complex - Thirty eight (38) spaces per field.
 - k. Swimming pool - Five (5) spaces per thousand (1000) square feet of gross floor area.
 - l. Weight lifting - Five (5) spaces per thousand (1000) square feet of gross floor area.
 - m. All areas for subsidiary uses not listed above or in other parts of this section (such as restaurants, office, etc.), shall be calculated in with the minimum specified for those individual uses.

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15. *Commercial amusement (outdoor)* - Ten (10) spaces plus one (1) space for each five hundred (500) square feet over five thousand (5000) square feet or as follows:
 - a. Golf course - Twelve (12) spaces per hole.
 - b. Water park - Seventy eight (78) spaces for each acre.
 16. *Commercial wedding/event center* - One (1) space for three (3) persons (design capacity).
 17. *Condominium* - One and a half (1.5) space per unit.
 18. *Convenience store (with fuel pumps)* - One (1) space per one hundred forty (140) square feet of floor area plus one (1) space for each three (3) gasoline pump units (a unit may have up to six (6) nozzles for gasoline disbursement). Spaces in pump areas qualify as spaces for the parking requirement.
 19. *Convenience store (without fuel pumps)* - One (1) space per three hundred (300) square feet of gross floor area.
 20. *Convention center* - One (1) space for three (3) persons (design capacity).
 21. *Copy shop* - One (1) space per three hundred thirty (330) square feet of floor area.
 22. *Child Care* - One (1) space for four (4) students (design capacity).
 23. *Dry cleaner* - One (1) space per three hundred (300) square feet of floor area.
 24. *Dance Hall, Aerobics, Assembly or Exhibition Hall Without Fixed Seats* - One (1) space for three (3) persons (design capacity).
 25. *Flea Market* - One (1) space for each five hundred (500) square feet of site area. Dirt or gravel parking lots are not permitted.
 26. *Fraternity, Sorority, or Dormitory* - One (1) parking space for each two (2) beds on campus, and one and one-half (1½) spaces for each two beds in off campus projects.
 27. *Furniture or Appliance Store, Wholesale Establishments, Clothing or Shoe Repair or Service* - Two (2) parking spaces plus one (1) additional parking space for each three hundred (300) square feet of floor area over one thousand (1,000).
 28. *Hardware Store* - Two (2) parking spaces plus one (1) additional parking space for each five hundred (500) square feet of floor area over one thousand (1,000).
 29. *Hospital* - Two and a half (2.5) spaces per one thousand (1,000) square feet of gross floor area.
 30. *Hotel* - One (1) per room for the first two hundred fifty (250) rooms and .85 space per room for each room over two hundred fifty (250), plus one (1) space per five (5) restaurant/lounge area seats, plus one (1) space per three hundred (300) square feet of meeting/conference areas.
 31. *Industrial Uses* - One (1) space for each one thousand (1,000) square feet of gross floor area.
 32. *Library* - Three and a half (3.5) spaces per thousand (1,000) square feet of gross floor area.
 33. *Lodge or Fraternal Organization* - One (1) space per two hundred (200) square feet of gross floor area.
 34. *Machinery or Heavy Equipment Sales* - One (1) space per five hundred (500) square feet of gross floor area.
 35. *Manufacturing* - One and one-third (1.3) spaces per one thousand (1,000) square feet of gross floor area.
 36. *Medical or Dental Office* - One (1) space per two hundred (200) square feet of gross floor area. Facilities over 100,000 square feet shall use the parking standards set forth for hospitals.

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37. *Mini-Warehouse* - One (1) space per five thousand (5,000) square feet of gross storage area plus one (1) space per three hundred (300) square feet of gross floor area.
 38. *Mobile Home or Mobile Home Park* - Two (2) spaces for each mobile home plus additional spaces as required herein for accessory uses.
 39. *Mortuary or Funeral Home* - One (1) parking space for each two hundred (200) square feet of floor space in slumber rooms, parlors or individual funeral service rooms.
 40. *Motel* - One (1) per room for the first two hundred fifty (250) rooms and .85 space per room for each room over two hundred fifty (250), plus one (1) space per three hundred (300) square feet of meeting/conference/business office areas.
 41. *Motor-Vehicle Salesroom and Used Car Lots* - One (1) parking space for each five hundred (500) square feet of sales floor for indoor uses, or one (1) parking space for each one thousand (1,000) square feet of lot area for storage, sales and parking area, whichever is greater.
 42. *Multi-family* - One (1) space per each efficiency or one (1) bedroom unit; One and a half (1.5) spaces per each two (2) bedroom unit; Two (2) spaces per each three (3) bedroom unit; half (0.5) a space per each additional bedroom
 43. *Nursing Home* - One (1) space per thousand (1000) square feet of gross floor area.
 44. *Office, general* - One (1) space per three hundred fifty (350) square feet of gross floor area.
 45. *Office, government* - One (1) space per two hundred fifty (250) square feet of gross floor area.
 46. *Pharmacy without drive-thru* - One (1) space per three hundred fifty (350) square feet of gross floor area.
 47. *Pharmacy with drive-thru* - One (1) space per four hundred fifty (450) square feet of gross floor area.
 48. *Places of Public Assembly Not Listed* - One (1) space for each three (3) seats provided.
 49. *Race track, horses or dogs* - One (1) for each three (3) seats plus one (1) space for each employee. Stable areas shall provide storage areas for horse trailers.
 50. *Retail or Personal Service Establishment, Except as Otherwise Specified Herein* - One (1) space per two hundred (200) square feet of gross floor area.
 51. *Retirement Home* - One and a third (1.3) space for each dwelling unit.
 52. *Restaurant (Full-Service), Private Club, Night Club, or Cafe* - One (1) parking space for each one hundred fifty (150) square feet of gross floor area.
 53. *Restaurant (Fast-food or Drive-In Type)* - One (1) parking space for each one hundred (100) square feet of seating and waiting area.
 54. *Rooming or Boarding House* - One (1) parking space for each sleeping room.
 55. *Sanitarium, Convalescent Home, Home for the Aged or Similar Institution* - One (1) parking space for each five (5) beds.
 56. *School, Elementary (grades K-6)* - One (1) parking space for each five (5) students (design capacity).
 57. *School, Secondary, or Middle (grades 7-8)* - One (1) parking space for each ten (10) students (design capacity).
 58. *School, High School (grades 9-12)* - One space for each two (2) students, faculty and staff (design capacity).
 59. *Supermarket* - Three and eight tenths (3.8) spaces per thousand (1,000) gross floor area.

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60. *Theater, Indoor or Outdoor (live performances), Sports Arena, Stadium, Gymnasium or Auditorium (except school auditorium)* - One (1) parking space for each three (3) seats or bench seating spaces.
 61. *Townhouse, Patio Home, or Single Family Residential* - Two (2) spaces per dwelling unit.
 62. *Truck stops* - One (1) truck parking space for each ten thousand (10,000) square feet of site area plus one (1) vehicle parking space per two hundred (200) square feet of building area.
 63. *Veterinarian Clinic* - One and three quarters (1.75) space per thousand (1000) square feet of gross floor space.
 64. *Warehouse or Wholesale Type Uses* - One (1) space for two thousand (2,000) square feet of gross floor area.
- H. *Rules for Computing Number of Parking Spaces.* In computing the number of parking spaces required for each of the above uses, the following rules shall govern:
1. "Floor Area" shall mean the gross floor area of the specific use.
 2. Where fractional spaces result, the parking spaces required shall be constructed up to the next whole number.
 3. The parking space requirements for a new or unlisted use not specifically mentioned herein shall be the same as required for a use of similar nature. If the proposed use is not similar to any of the uses listed herein, a determination shall be made by the Planning Manager in accordance with the requirements for the most closely related use specified in this section.
 4. For buildings that have mixed uses within the same structure (such as retail and office), the parking requirement shall be calculated for the most intensive use. In cases where the design of the interior of the structure is not practical for alteration, the parking requirement may be calculated for each use within a structure for buildings over 40,000 square feet.
 5. In the case of mixed uses (different buildings) in the TC and PD Districts, only the parking spaces required shall equal the sum of the requirements of the various uses computed separately. Up to thirty percent (30%) of the parking spaces required for a theater, stadium or other place of evening entertainment (after 6:00 P.M.), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening. Shared parking must be on the same parking lot. Reduction due to shared parking shall be determined by the Planning Manager. To assure retention of the shared parking spaces, the parties concerned shall properly draw and execute a document expressing the same and shall file this agreement with the application for zoning variance.
- I. *Location of Parking Spaces.* All parking spaces required herein shall be located on the same lot with the building or use served, except as follows:
1. Where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located on a remote lot if approved at the time of site plan review.
 2. On-street parking as approved on a site plan.
 3. Public parking spaces as provided by the City of Keller.
- J. *Use of Required Parking Spaces, Non-Residential Districts.* Off-street parking and loading spaces shall be used only for their respective purposes and shall not be used for storage, sales, or display of boats, trailers, campers, motor vehicles or other goods, materials, products for sale, advertising or other purposes. Temporary displays as part of a special event may be approved by the Community Development Department.

(Ord. No. 1979, § 2(Exh. A), 8-18-20; Ord. No. 1986, § 2(Exh. A), 9-15-20; Ord. No. 1991, § 2(Exh. A), 11-17-20; Ord. No. 2104, § 1, 12-6-22)

Section 9.14 Illustrations

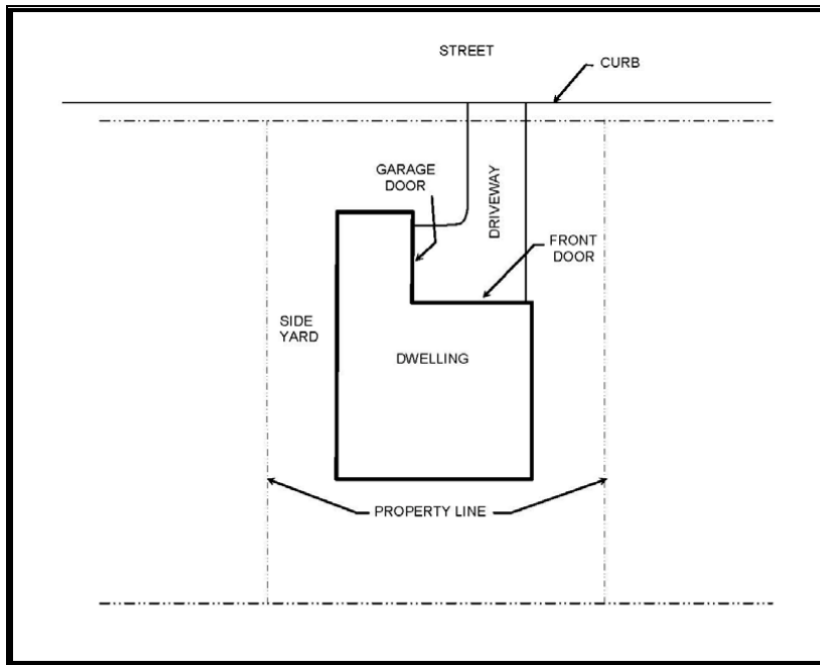


Figure 23 - J-Swing Garage

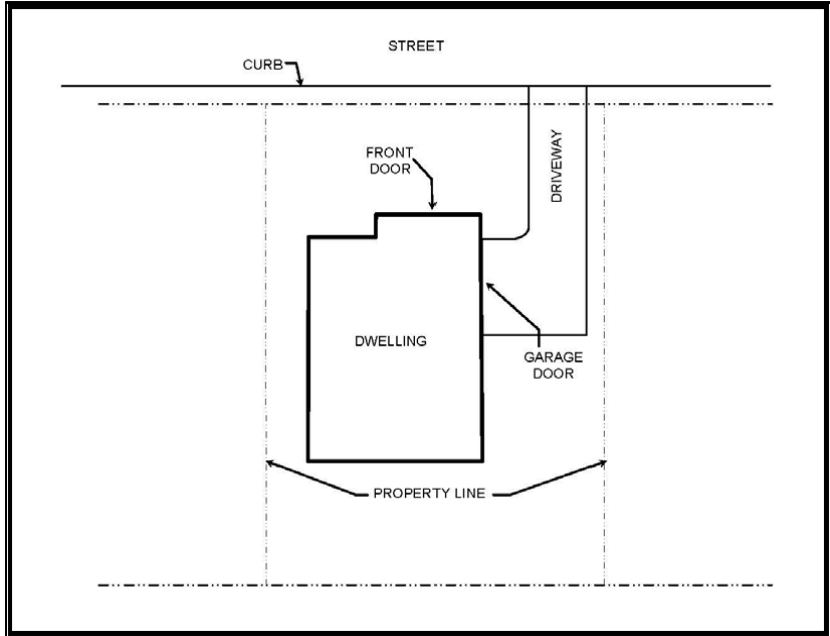


Figure 24 - Side Entry Garage

(Ord. No. 1891, 6-5-2018; Ord. No. 2104, § 2, 12-6-22)