

ARTICLE VII. SCREENING DEVICES.

Sec. 6-141. GENERAL PROVISIONS.

(a) The intent of this section is to provide for visual screening between land uses of different character and to establish requirements for the installation and maintenance of screening devices to enhance the community's aesthetic qualities.

(b) A screening device shall be a solid brick, stone or decorative block masonry wall not less than six feet in height measured at the highest finished grade, and designed by a professional civil engineer registered in the State of Texas. Construction and location details of the required screening devices shall be shown as part of the engineering site plan for all multi-family and nonresidential uses and as part of the final plat/construction plans for all single-family residential uses. The required screening wall shall be constructed prior to any building permits being issued for single family residential subdivisions or non-single-family developments.

In areas where non-single-family development is proposed adjacent to established single-family residential dwellings, the screening wall shall be constructed prior to issuance of a building permit. The developer/owner will not be allowed to escrow the screening wall portion of the project costs under the performance escrow policy.

(c) A four (4) foot screening wall maintenance easement shall be provided on private property for all City maintained screening walls adjacent to a City right-of-way. The developer is responsible for obtaining any required off-site easements.

Sec. 6-142. SINGLE FAMILY RESIDENTIAL SCREENING REQUIREMENT.

All single family detached and attached residential subdivisions adjacent to thoroughfares, as identified on the Lewisville Thoroughfare Plan, shall be screened from the street. This includes all lots backing or siding on a thoroughfare. A screening wall is also required where an alley is parallel to and adjacent to a public street. Where single family lots side on a thoroughfare, a combination of masonry and wrought iron design may be considered if the non-masonry material does not exceed forty (40) percent of the surface of the screening wall. The wrought iron sections may not extend beyond the building line as shown in the Figure 40. A four (4) foot screening wall easement shall be provided for all City maintained screening walls.

Sec. 6-143. SCREENING WALL BETWEEN SINGLE FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS.

There shall be constructed a structural screening wall of not less than six (6) feet in height along any portion of multi-family residential zoning districts, (MF-1) and (MF-2), which adjoins any single family detached and attached zoning district, Mobile Home Park or Mobile Home Subdivision. The construction of the screening wall is the responsibility of the multi-family property owner. However, if a single family residential subdivision is being constructed adjacent to an existing multi-family use with no screening wall in place, the construction responsibility will shift to the single family residential developer/owner.

Sec. 6-144. SCREENING WALL BETWEEN COMMERCIAL AND RESIDENTIAL USES.

There shall be constructed a screening wall of not less than six feet in height along any portion of an office, retail or institutional (schools and churches, etc.) use and a screening wall of not less than eight feet in height along any portion of an industrial or warehouse use, which adjoins any portion of a single family detached or attached residential, multi-family residential, mobile home park or mobile home subdivision zoning district. L.I.S.D. schools may choose to build a wrought iron fence with brick

columns. Churches may choose to use an irrigated living screen or wrought iron fencing with brick columns. The construction of the screening wall is the responsibility of the commercial or industrial property owner; however, if a single family residential, multi-family residential or a mobile home use is being constructed adjacent to an existing commercial or industrial use with no screening wall in place, the construction responsibility will shift to the residential developer/owner.

Sec. 6-145. SCREENING HEDGE BETWEEN ANY OFFICE, COMMERCIAL, INDUSTRIAL, OR WAREHOUSE ZONING DISTRICTS AND PUBLIC PARKS.

There shall be planted a screening hedge, composed of plants from the following recommended shrubbery list, of not less than four (4) feet high at the time of planting, growing to not less than six (6) feet high within one (1) year along any portion of an office or retail use and growing to not less than eight (8) feet high within two (2) years along any portion of an industrial or warehouse use which adjoins any portion of a proposed or existing public park. The planting of the screening hedge is the lone responsibility of the retail, commercial, industrial, or warehouse property owner. Property owner/developer, at its sole expense, shall furnish or cause to be furnished, all labor, materials, equipment, accessories, meters and irrigation and services necessary to maintain all plant materials when and as they become damaged or die.

RECOMMENDED LIST OF SHRUBBERY PLANTS:

- Arborvitae
- Cherry Laurel
- Hollies
- Junipers
- Oleander
- Photinia (Chinese, Fraser)
- Pittosporum
- Privet
- Viburnum
- Wax Myrtle

Sec. 6-146. SCREENING WALL REQUIREMENT FOR MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS.

All mobile home parks and mobile home subdivisions shall be screened by a screening wall of not less than six (6) feet in height on all sides. The construction of the screening wall is the responsibility of the mobile home park or subdivision property owner. However, if a single family residential subdivision is being constructed adjacent to an existing mobile home park or subdivision with no screening wall in place, the construction responsibility will shift to the single family residential developer/owner.

Sec. 6-147. SCREENING REQUIREMENT FOR WRECKER SERVICE STORAGE YARDS AND WRECKED VEHICLES

All wrecker service storage yards shall be screened by a screening wall of not less than eight (8) feet in height on all sides. Screening walls shall also be provided anywhere wrecked vehicles are kept, such as auto body shops and repair garages. This provision does not apply if wrecked vehicles are kept within a completely enclosed building. Any portion of the storage yard adjacent to or fronting a street shall be screened with an eight (8) foot brick, stone or decorative block masonry wall. The wall shall be placed beyond the required ten (10) foot landscaped strip. Other portions of the storage yard not adjacent to or fronting a street, may be fenced with an eight (8) foot solid, opaque fence.

Sec. 6-148. SCREENING REQUIREMENT FOR OUTSIDE STORAGE.

In all zoning districts where outside storage of equipment, material, goods and supplies is allowed, all outside storage shall be screened from the view of any adjacent public street by a screening wall not less than six (6) feet in height. Any portion of the storage yard within 25 ft of a street right-of-way shall be screened with a six (6) foot brick, stone or decorative block masonry wall. Materials and supplies may not be stacked higher than the height of the wall. The wall shall be placed beyond the required ten (10) foot landscaped strip. Other portions of the storage yard not adjacent to or fronting a street, may be fenced with a solid, opaque fence.

A detail of the proposed opaque fence in section and elevation and/or a manufacturer's detail and specifications must be provided on the engineering site plan for a project and/or as part of the fence permit process. The fence must be constructed with a manufacturer approved fencing material. The fence must completely conceal outside storage.

This provision does not apply to display of goods for sale incidental to a retail use, plant nursery, sales and rental of motor vehicles, mobile homes, boats or trailers.

Sec. 6-149. MAINTENANCE REQUIREMENT.

(a) Required screening walls for multi-family, commercial and industrial uses shall be maintained in good condition by the property owner.

(b) Required screening walls for single family residential subdivisions shall be maintained by the City when within the right-of-way or within a wall maintenance easement. At the time of initial development, the developer shall pay 20 percent of the total cost of initial construction, to be placed in the City's screening wall maintenance account for future repair and upkeep of the screening walls within the City.

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ARTICLE VIII. OFF STREET PARKING AND LOADING REQUIREMENTS.

Sec. 6-161. GENERAL PROVISIONS.

In all districts there shall be provided at the time any building or structure is erected or structurally altered, off-street parking spaces. All parking and loading or unloading facilities, approaches, access driveways and standing or storage parking spaces for vehicles shall be paved with concrete or asphalt. This provision shall also apply to any use located on the property with no building or structure, i.e. public or private parking lots, vehicle sales and service centers and mobile home sales lots. Trailers are defined as vehicles. Single-family residential RV and boat storage are addressed in Sections 15-134 and 15-135 of the Lewisville Code of Ordinances.

Sec. 6-162. PARKING REQUIREMENTS BASED ON USE.

(a) All required off-street parking shall be in accordance with the following requirements.

- (1) *Auto Repair, Paint and Body Shops and Tire Shops:* One (1) parking space for each 200 square feet of shop area. Work bays will be considered in the calculation, a work bay will be counted as one (1) parking space.
- (2) *Bowling Alley:* Six (6) parking spaces for each alley.
- (3) *Business or Professional Office, Studio, Bank, Medical or Dental Clinic:*

GROSS LEASABLE AREA	PARKING REQUIREMENTS
0 - 9,999 Sq. Ft.	1 per 200 Sq. Ft.
10,000 - 74,999 Sq. Ft.	1 per 250 Sq. Ft.
75,000 Sq. Ft. & Over	1 per 300 Sq. Ft.

- (4) *Church or Other Place of Worship:* One (1) parking space for each three (3) seats in the main auditorium.
- (5) *Community Center, Library, Museum, Art Gallery or Skating Rink:* Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (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 one (1) space for each four (4) seats that it contains.
- (6) *Dance Hall, Assembly or Exhibition Hall without Fixed Seats:* Two (2) parking spaces for each one hundred (100) square feet of floor area used thereof. With fixed seating, one (1) parking space for each four (4) seats or bench seating spaces.
- (7) *Day Care:* One (1) parking space for each two hundred-fifty (250) square feet of floor area plus a minimum three (3) car off-street drive through for pick-up and delivery of children.
- (8) *Dwellings, Single-Family Attached or Detached:* A minimum of (1) car garage plus (2) additional concrete spaces shall be provided.
- (9) *Dwellings, Multi-Family:* Two (2) parking space for each dwelling unit.
- (10) *Fraternity, Sorority or Dormitory:* One (1) parking space for each two (2) beds.

- (11) *Furniture or Appliance Store, Hardware Store, Wholesale Establishments, Machinery or Equipment Sales and Service, 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) square feet.
- (12) *Golf Course and Driving Ranges:* Seventy-five (75) parking spaces for each nine (9) holes plus requirements for other listed uses and one (1) parking space per tee for driving range.
- (13) *Hospital:* One (1) space per bed, plus additional parking as required for other listed categories.
- (14) *Hotel:* One (1) parking space for each two (2) sleeping rooms or suites plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.
- (15) *Manufacturing or Industrial Establishment, Research or Testing Laboratory, Creamery, Bottling Plant, Printing or Plumbing Shop or Similar Establishment:* One (1) parking space for each three hundred (300) square feet of floor area.
- (16) *Mobile Home Park:* One (1) space for each mobile home plus additional spaces as required herein for accessory uses.
- (17) *Mortuary or Funeral Home:* One (1) parking space for each fifty (50) square feet of floor space in slumber rooms, parlors or individual funeral service rooms.
- (18) *Motel:* One (1) parking space for each sleeping room or suite plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein. Offices, lobby areas, bars, conference rooms, etc. shall be considered commercial floor area.
- (19) *Motor-Vehicle Salesrooms and 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 outdoor display area. See also, Rules for Computing Number of Parking Spaces, this section, for mixed used parking requirements.
- (20) *Retail Store or Personal Service Establishment, Except as Otherwise Specified Herein:*

GROSS LEASABLE AREA	PARKING REQUIREMENTS
0 - 2,499 Sq. Ft.	10 per 1,000 Sq. Ft.
2,500 - 9,999 Sq. Ft.	7.5 per 1,000 Sq. Ft.
10,000 - 599,999 Sq. Ft.	5.5 per 1,000 Sq. Ft.
600,000 Sq. Ft. & Over	5.0 per 1,000 Sq. Ft.

- (21) *Restaurant, Night Club, Cafe or Similar Recreation or Amusement Establishment:* One and one-half (1.5) parking spaces for each one hundred (100) square feet of floor area. Restaurants with bar areas shall be calculated at one (1) parking space for each one hundred (100) square feet of floor area, plus one (1) parking space per 10 sq. ft. of bar area.
- (22) *Rooming or Boarding Houses:* One (1) parking space for each two (2) sleeping rooms.
- (23) *Sanitarium, Convalescent Home, Home for the Aged for Similar Institution:* One (1) parking space for each six (6) beds.

- (24) *School, Elementary*: One (1) parking space for each five (5) seats in the auditorium or main assembly room, or one (1) space for each classroom plus six (6) spaces, whichever is greater.
- (25) *School, Secondary and College*:
- a. *High Schools*: One (1) parking space for each three (3) seats in the auditorium plus requirements for other listed categories.
 - b. *College or adult education*: One parking space for each one hundred twenty-five (125) square feet of classroom area plus parking space for all other listed use categories, i.e. office and storage areas.
- (26) *Theater, Auditorium (except school), Sports Arena, Stadium or Gymnasium*: One (1) parking space for each four (4) seats or bench seating spaces.
- (27) *Self-Storage Buildings and Facilities*:
- a. *Non-climate Controlled*: Ten (10) foot parallel loading or unloading lanes shall be provided around all buildings. The loading or unloading lanes shall be in addition to any required fire lanes.
 - b. *Climate Controlled*: One (1) parking space for each one thousand (1,000) square feet of storage area.
- (28) *Storage Rooms*: One (1) parking space for each three hundred (300) square feet of storage room area.
- (29) *Warehouse*:

FLOOR AREA	PARKING REQUIREMENT
0 - 24,999 Sq. Ft.	1 per 1,000 Sq. Ft.
25,000 Sq. Ft. & Over	1 per 2,000 Sq. Ft.

Sec. 6-163. RULES FOR COMPUTING NUMBER OF PARKING SPACES

(a) "Floor area" shall mean the gross floor area of the specific use. Where fractional spaces result, the parking spaces required shall be constructed to the nearest whole number.

(b) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.

(c) Whenever a building or use constructed or established after the effective date of this ordinance is changed or enlarged in floor area, number of employees, number of dwellings units, seating capacity or otherwise, to create a need for an increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this ordinance is enlarged to the extent of fifty (50) percent or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

(d) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

Sec. 6-164. 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:

(a) 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 not to exceed five hundred (500) feet from any other non-residential building served.

(b) Not more than fifty (50) percent of the parking spaces required (1) theaters, bowling alleys, dance halls, night clubs, cafes or similar uses, and not more than eight (80) percent of the parking for a church or school auditorium or similar uses may be provided and used jointly by (2) similar uses not normally open, used or operated during the same hours as those listed in (1); provided, however, that written agreement thereto is properly executed and filed as specified below.

(c) In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes, shall be properly drawn and executed by the parties concerned and shall be filed with the site plan application.

Sec. 6-165. MINIMUM DIMENSIONS FOR OFF-STREET PARKING.

(a) The minimum dimensions for off-street parking shall be as follows:

- (1) *Ninety (90) Degree Angle Parking:* Each parking space shall be not less than nine (9) feet wide or less than eighteen (18) feet in length. Maneuvering space shall be in addition to parking space and shall be not less than twenty-four (24) feet perpendicular to the building or parking line.
- (2) *Sixty (60) Degree Angle Parking:* Each parking space shall be not less than (9) feet wide perpendicular to the parking angle nor less than seventeen (17) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be in addition to parking space and shall be not less than twenty (20) feet perpendicular to the building or parking line.
- (3) *Forty-Five (45) Degree Angle Parking:* Each parking space shall be not less than nine (9) feet wide perpendicular to the parking angle nor less than sixteen (16) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be in addition to parking space and shall be not less than eighteen (18) feet perpendicular to the building or parking line.
- (4) *Parallel Parking:* Each parking space shall be not less than ten (10) feet wide nor less than twenty four (24) feet in length. Parallel parking will not be considered except when it can be situated in such a manner that persons entering and exiting vehicles will be out of the flow of traffic.

(b) When off-street parking facilities are located adjacent to a public alley, the width of said alley may be assumed to be a portion of the maneuvering space requirement. Where off-street parking facilities are provided in excess of the minimum amounts herein specified, or when off-street parking facilities are provided but not required by this ordinance, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space herein specified.

Sec. 6-166. OFF-STREET LOADING SPACE.

(a) Every building or part thereof erected or occupied for retail business, service, manufacturing, storage, warehousing, hotel, mortuary, or any other use similarly involving the receipt or distribution by vehicles or materials or merchandise, shall provide and maintain on the same premises loading and parking space.

(b) For all industrial, warehouse and large retail (>50,000 sq. ft.) developments, one (1) loading space for each ten thousand (10,000) feet, or fraction thereof, of floor area in the building.

(c) For all commercial and institutional uses, one (1) loading space shall be provided for a building between five thousand (5,000) square feet to fifteen thousand (15,000) square feet of floor area, and one (1) additional loading space for each fifteen thousand (15,000) square feet, or fraction thereof, of floor area in excess of fifteen thousand (15,000) square feet. A loading space is not required for retail and service uses under five thousand (5,000) square feet.

(d) Each required loading space shall have a minimum size as described herein. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks, and having minimum dimensions of twelve (12) by eighty (80) feet for industrial, warehouse and large retail uses (>50,000 sq. ft.) and twelve (12) by forty (40) feet for commercial and institutional uses with a vertical clearance of at least fourteen (14) feet.

(e) Access and maneuvering areas shall be provided on the same building lot as the principal use for which the loading and parking is intended. Maneuvering space shall be in addition to parking space and shall be not less than one hundred (100) feet for industrial and warehouse uses and fifty (50) feet for commercial and institutional uses. The intended use of the building shall be considered and these requirements may be increased if in the opinion of the City of Lewisville the requirements stated above does not accomplish the intent of this section.

Sec. 6-167. HANDICAPPED PARKING REQUIREMENTS.

Handicapped parking spaces and/or loading zones shall be provided by the building or facility owner, agent, or occupants. All other requirements shall be established by the State or Federal authority having jurisdiction.

Sec. 6-168. Fire Lanes.

When required, all fire lanes shall conform to the current edition of the latest addition of the International Fire Code and amendments adopted by the City.

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