

## ARTICLE IX. OFF STREET PARKING REQUIREMENTS.

### Sec. 161. GENERAL PROVISIONS.

Parking which is provided shall be shown on an Old Town Development Plan when such a plan is required. 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.

In the Old Town Design District 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. 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. 162. PARKING REQUIREMENTS BASED ON USE.

(a) Old Town Center Design District. There shall be no required on-site parking for uses in the Old Town Center Design District. Businesses are encouraged to provide as many spaces as possible utilizing parking formulas in this Section. Parking which is provided shall be shown on an Old Town development plan, when such a plan is required.

(1) (b) Old Town Design District. All required off-street parking shall be in accordance with the following requirements.

- (1) *Business or Professional Office*: One (1) parking space for each 500 square feet of Gross Leaseable Area.
- (2) *Assembly or Exhibition Hall*: Two (2) parking spaces for each two hundred (200) square feet of floor area used thereof. With fixed seating, one (1) parking space for each four (4) seats or bench seating spaces.
- (3) *Day Care or School*: One (1) parking space for each five hundred-fifty (500) square feet of floor area plus a minimum three (3) car off-street drive through for pick-up and delivery of children.
- (4) *Dwellings, Single-Family Attached or Detached*: A minimum of (1) car garage plus (1) additional concrete spaces shall be provided.
- (5) *Dwellings, Multi-Family*: Two (2) parking space for each dwelling unit.
- (6) *Hospital*: One (1) space per bed, plus additional parking as required for other listed categories.
- (7) *Hotel, Motel or Inn*: One (1) parking space for each two (2) sleeping rooms or suites plus one (1) space for each four hundred (400) square feet of commercial floor area contained therein.
- (8) *Manufacturing or Industrial Establishment*: One (1) parking space for each three hundred (300) square feet of floor area.
- (9) *Retail Store or Personal Service Establishment*: One (1) parking space for each 250 square feet of Gross Leaseable Area.
- (10) *Restaurant, Night Club, Cafe or Similar Recreation or Amusement Establishment*: One (1) parking spaces for each one hundred (200) square feet of floor area.
- (11) *Warehouse or Storage*: One (1) parking space for each 2,000 square feet of floor area.

**Sec. 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. 164. LOCATION OF PARKING SPACES.**

(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) 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. 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. 166. 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. 167. 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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