ARTICLE XXIV.
OFF-STREET PARKING AND LOADING REGULATIONS

SECTION A. PURPOSE.

1. It is the purpose of this Article to establish specific standards for the provision of off-street parking and loading space for every type of land use within the city of Carrollton.

2. It is the purpose of this Article to lessen congestion on public thoroughfares and reduce public safety hazards caused by a failure to provide adequate parking and loading spaces.

3. It is the purpose of this Article to facilitate the adequate and safe provision of transportation and expedite the movement of traffic on public thoroughfares through recognition that the provision of off-street parking and loading must be responsive to the diverse requirements of individual land uses.

SECTION B. OFF-STREET PARKING AND LOADING SPACES REQUIRED.

In all districts, for every use, there shall be provided at the time any building or structure is erected, enlarged or increased in capacity, or at the time any other use is established, off-street parking and loading spaces in accordance with the provisions specified herein.

Compliance with the requirements of this Article shall be considered a condition precedent to the receipt of a Certificate of Occupancy from the city of Carrollton for any use.

SECTION C. OFF-STREET PARKING AND STACKING REQUIREMENTS.
(Section completely amended by Ord. No. 2275, 08/19/97 and by Ord. No. 2835, 07/01/03)

In all zoning districts there shall be provided off-street parking space in accordance with the following requirements.

1. SCHEDULE OF MINIMUM OFF-STREET PARKING REQUIREMENTS:

   The classification of uses referred to herein shall be deemed to include and apply to all uses. However, if for any reason the use, for the purpose of determining the amount of off-street parking space to be provided for such use, is not classified hereunder nor in Article V of this ordinance, the City Manager or Designee shall determine if such proposed use is similar in nature to any other use listed hereunder or in Article V. If a similar use is identified, then the proposed use shall meet the minimum off-street parking requirements of such similar use. However, if no similar use is identified by the City Manager or Designee, an amendment to this Article may be requested to establish off-street parking requirements of such proposed use. Such amendment shall be processed in accordance with Article XXXI of this ordinance.

Any appeal of the City Manager or Designee's interpretation as to the nature or type of use, for the purpose of determining the classification and applicability of the parking regulations prescribed hereunder for such use, shall be submitted to the Board of Adjustment for consideration in accordance with the provisions of Article XXXII of this ordinance.

At a minimum, off-street parking space shall be provided for such uses as follows. Some uses may require the provision of off-street vehicle stacking spaces. For uses denoted by (*), reference Section C(2) of this Article.

Land Use	**Minimum Spaces Required**
a. Residential	
Apartment, tri-plex, four-plex	
Studio/Efficiency	1.5 per dwelling unit
1 and 2 bedrooms	2 per dwelling unit
3 or more bedrooms	2 per dwelling unit plus .25 space for each bedroom over 2 bedrooms
Apartments, high rise (5 levels of residential units or more)	**1.75 per dwelling unit**
Hotels, motels, and membership lodgings	1.1 spaces per each guest suite
Mobile home	2 per lot or space
Residence hall, dormitory, rooming, or boarding house	1 per each guest suite
Single family detached dwelling	2 per dwelling unit
Single family attached dwelling, duplex, townhouse	2 per dwelling unit plus 1 guest suite per 4 dwelling units

(Ord. No. 3235, 07/01/08)

Land Use	Minimum Spaces Required
b. Institutional	
Adult day care or respite care center	1 per each 500 sq ft of floor area
Assisted Living	0.5 per dwelling unit or suite
Church, synagogue, or temple *without* a private school	1 per each 40 sq ft in sanctuary including balconies
Church, synagogue, or temple *with* a private school	1 per each 40 sq ft in sanctuary including balconies or the applicable standard for each school use and each non-institutional use, whichever is greater
Cultural centers	1 per each 400 sq ft of floor area
Funeral home/Parlor/Mortuary	1 per each 75 sq ft of floor area plus 1 per vehicle maintained on the premises plus 1 per employee
Hospital	1 per bed
Kindergarten or child day care center	1 per 5 students
Library	1 per each 225 sq ft of floor area
Mobile collection ctr; 2nd hand goods	2 spaces
Nursing home	1 per each 3 beds
Passenger terminal; landing or take-off field or facility	1 per each 200 sq ft of floor area, plus1 per each on-site employee
Place of assembly, dance hall, exhibition center, auditorium, or concert hall	1 per each 40 sq ft of assembly area
Retirement / personal care home	1.2 per dwelling unit or suite
Senior citizen center	1 per each 200 sq ft of floor area
School (elementary or middle)	1 per 400 sq ft of classroom area
School (high), college or university	1 per each 45 sq ft of classroom area
Water or sewer treatment facility, telephone exchange or relay station, electrical generating plant, or similar utility uses	4, plus 1 per each 2 full-time employees on-site (max. on-duty day or night), plus applicable standard for each non-institutional use
Electrical substation & communications, transmission, or relay tower, excluding amateur radio	1 space plus 1 per each 2 full-time employees on-site (max. on-duty day or night), plus applicable standard for each non institutional use

(Ord. No. 3235, 07/01/08)

Land Use	Minimum Spaces Required
c. Commercial	
Automobile, farm implement, heavy machinery, marine & aircraft, motor-cycle, and truck sales & leasing	1 per each 4000 sq ft of site area, with a minimum of 5 spaces
Auto repair shop and other repair services, general	1 per each 500 sq ft of floor area, plus the applicable standard for any office/retail
Broadcasting & communication service, including radio, television, & telegraph	1 per each 300 sq ft of floor area
Commercial or trade school	1 per each 70 sq ft of classroom area
Equipment sales and leasing services	1 per each 200 sq ft of floor area, plus 1 per each 1,000 sq ft of site area exclusive of buildings
Flea market; public market	1 per each 500 sq ft of floor area, plus 1 per each 1,000 sq ft of site area exclusive of buildings
Furniture or appliance store	1 per each 750 sq ft of floor area
Gasoline filling station (no repair work performed on premises)*	1 per each 250 sq ft of floor area, with a minimum of 4 spaces
Kiosk (no food sales or services)*	4 spaces
Lumber yard, building material, & hardware sales	1 per each 250 sq ft of floor area plus 1 per each 1,000 sq ft of wholesale or storage area
Medical or dental clinic	1 per each 225 sq ft of floor area
Mini-storage warehouse	1 per each 20 storage lockers or stalls, with a minimum of 4 spaces
Mobile redemption center	2 spaces
Office, bank, savings & loans, or other financial institution*	0 to 200,000 sq ft:, 1 per each 350 sq ft of floor area, with a minimum of 4 spaces. More than 200,000 sq ft,: 1 per each 450 sq ft plus 127 spaces .
Other commercial services not otherwise listed	1 per each 500 sq ft of floor area
Plant nursery or garden shop	1 per each 200 sq ft of floor area plus 1 per each 2,000 sq ft of site area used for storage or display
Quick lube facility	2 per service bay

(Ord. No. 3235, 07/01/08)

Land Use	**Minimum Spaces Required**
c. Commercial	
Restaurant, Full Service	1 per each 125 sq ft of floor area
Restaurant, Limited Service	1 per each 150 sq ft of floor area with a minimum of 4 spaces
Snow cone stand in a portable building	4 spaces, plus 1 space for every two employees (maximum on duty at day or night)
Retail, multiple use shopping center, grocery store, personal business, or professional service or use, general*	0 to 50,000 sq ft of total building floor area: 1 per each 250 sq ft of floor area (all uses calculated at applicable standard). More than 50,000 sq ft of total building floor area: 1 space for each 300 sq ft of floor area **with a maximum parking of 1 space for each 250 sq ft of floor area**. Any freestanding building must provide their required parking for that use.
Unmanned equipment buildings/cellular/PCS tower	0 space

(Ord. No. 3235, 07/01/08, Ord. No. 3421, 01/11/11, Ord. 3439, 05/03/11)

Land Use	Minimum Spaces Required
d. Recreation and Amusements	
Bowling alley	3.5 per each lane or alley
Public/private swimming pool/club	1 per each 75 sq ft of deck and water surface area
Public/private tennis courts/club	2 per court
Community recreation center	1 per each 175 sq ft of floor area
Fraternal organization/lodge	1 per each 200 sq ft of floor area
Golf Course (private or public)	5 per each green plus applicable standards for each non-residential use
Golf driving range	1 per each driving station or tee box
Health club or teen club	1 per each 125 sq ft of floor area
Motion picture theater	1 per each 3.5 seats
Neighborhood amenity center	5% of total number of dwelling units in the development with a minimum of 4 spaces
Other indoor recreation or amusement uses or activities not listed herein	1 per each 125 sq ft of activity area
Other outdoor recreation or amusement uses or activities not listed herein	1 per each 3,000 sq ft of activity area
Public riding stalls	1 per each 2 stalls
Stadium, sports arenas, and gymnasiums	1 per each 4 seats (bench seats, 1 per 8 feet)
Travel trailer or RV park	1 per RV space or stall

(Ord. No. 3235, 07/01/08)

Land Use	Minimum Spaces Required
e. Industrial	
Dead storage facility	1 per each 10,000 sq ft of storage area, plus applicable standards for each non-storage use, with a minimum of 4.
Call center	1 per each 150 sq ft of floor area
Manufacturing, assembly, fabrication and internet retail distribution	1 per each 1,000 sq ft of manufacturing, assembly, fabrication, or distribution space, or 1 per each 2 employees (maximum on-duty day or night), whichever is greater, plus the applicable standards for each non-assembly, non-manufacturing, non-fabrication, or non-distribution use, with a minimum of 4.
Material recycling center	1 per each 1,000 sq ft of processing space, excluding outside storage areas; or plus 1 per each 2 employees (maximum on-duty day or night), whichever is greater; plus applicable standards for each non-processing use, with a minimum of 4.
Warehousing and wholesaling services	0 to 100,000 sq ft of total warehouse area: 1 per each 2,500 sq ft. More than 100,000 sq ft of total warehouse area: 20 spaces plus 1 space for each 5,000 sq ft of warehouse area.
(Ord. No. 3235, 07/01/08)	

2. SCHEDULE OF OFF-STREET STACKING REQUIREMENTS:

Off-street vehicle stacking spaces shall be provided, at a minimum, in accordance with the following schedule. Vehicle stacking space shall mean a paved area of not less than eight (8) feet in width nor less than twenty-two (22) feet in length (Exception: A stacking space for a gasoline service pump island shall be a minimum of thirty (30) feet in length), constructed in accordance with the applicable standards of the city of Carrollton.

No off-street vehicle stacking shall be permitted within a designated fire lane. Areas designated to satisfy the requirements for off-street stacking spaces shall not be permitted to encroach upon or occupy a fire lane, maneuvering aisle, or parking space. ***(Ord. No. 1557, 07/11/89)***

a. Automobile Quick Lube Facility:

One (1) space in the service bay, plus three (3) additional stacking spaces for each service bay;

b. Car Wash:

Full Service: One (1) space at each vacuum or pump station, plus four (4) additional stacking spaces for each vacuum or gas pump lane; *(Ord. No. 2835, 07/01/03)*

Self-Service (Drive-Thru/Automated): One (1) space in the wash bay, plus three (3) additional stacking spaces for each wash bay:

Self-Service (Open Bay): One (1) space per bay, plus two (2) additional stacking spaces for each vacuum or wash bay;

Vehicle Drying Area:

Full Service: Ten (10) spaces per car wash, located at the exit of the wash bay;
Self-Service: One (1) space per wash bay.

c. Financial Institution:

One (1) space at each drive-up service window or station, plus six (6) additional stacking spaces for each service lane where there are two or less service lanes; (***Ord. No. 3331, 10/06/09)***

One (1) space at each drive-up service window or station, plus four (4) additional stacking spaces for each service lane when there are three or more service lanes. ***(Ord. No. 3331, 10/06/09)***

Drive-up Automated Teller Machine (ATM): One (1) space at each automated drive-up teller machine (ATM), plus one (1) additional stacking space for each station. ***(Ord. No. 2666, 03/05/02; Ord. No. 3331, 10/06/09)***

d. Kiosk, Food Sales or Service; Snow Cone Stand in a Portable Building:

One (1) space at each drive-up service window, plus five (5) additional stacking spaces for each window; ***(Ord. No. 1714, 06/18/91, Ord. No.3439, 05/03/11)***

e. Kiosk, No Food Sales or Service:

One (1) space at each drive-up service window, plus one (1) additional stacking space for each window;

f. Kindergarten and Day Care Center:

1. Fifty percent (50%) of the required parking spaces shall be located adjacent to the main entrance of the kindergarten or day care center and situated such that children will not be required to cross a fire lane, driveway, or any other point of vehicular travel to enter the building or facility; and

2. A sidewalk, with a minimum width of six (6) feet excluding vehicular overhang, shall be provided adjacent to the parking spaces between the building and parking spaces.

g. Retail Uses with Drive-Up Facilities:

One (1) space for each drive-up window, plus two (2) additional stacking spaces for each window;

h. Restaurant, with a Drive-Through Window: ***(Ord. No. 3421, 01/11/11, Ord. No. 3465, 12/06/11)***

One (1) space for each drive-up window, plus five (5) additional stacking spaces for each service lane where there is one service lane. (***Ord. No. 3331, 10/06/09)***

One (1) space for each drive-up window, plus three (3) additional stacking spaces for each service lane where there are two or more service lanes. ***(Ord. No. 3331, 10/06/09)***

i. Gasoline service pump islands:

One (1) space not less than eight (8) feet in width nor less than thirty (30) feet in length per side at each fuel dispensing station. ***(Ord. No. 1641, 07/17/90; Ord. No. 2835, 07/01/03)***

3. DESIGN STANDARDS OF OFF-STREET PARKING SPACES:

All off-street parking areas and spaces shall be designed and constructed in accordance with the following requirements:

a. All off-street parking areas and spaces shall be designed and constructed so as to have free ingress and egress to a public thoroughfare during operating hours.

b. All maneuvering for off-street parking shall be accomplished on private property, except in the case of one- and two-family dwelling units.

c. Minimum Dimensions for Off-Street Parking Areas:

1. Minimum dimensions for off-street parking spaces and maneuvering aisles shall be determined by the application of the parking dimension matrix as shown in Figure 1 of this Article. Small car parking spaces, whether provided to satisfy the minimum parking requirements of this ordinance or to provide excess or overflow parking, shall not be permitted.
(Ord. No. 1557, 07/11/89)

2. Regardless of the application of Figure 1 of this Article, whenever a maneuvering aisle acts as the fire lane, as may be designated and approved by the City Manager of Designee, such maneuvering aisle shall have a width not less than that required by the Fire Code of the city of Carrollton.

d. All parking lots and garages serving nonresidential uses shall be provided with a concrete or masonry inner curb or free-standing wheel stop to separate the parking area from public right-of-way. The wheel stop shall be set back from the property line so that no part of a vehicle shall extend onto public property, streets, or sidewalks. Such wheel stop shall be a minimum of six (6) inches in width and six (6) inches in height, and shall be permanently and securely anchored to the pavement. The property owner shall replace any damaged, missing, or unanchored curbs or wheel stops as necessary, or as may be required by the City Manager or Designee.
(Ord. No. 2835, 07/01/03)

e. To ensure the utility of sidewalks which are located within a parking lot or garage serving nonresidential uses, wheel stops shall be required, and shall be located not closer than two (2) feet to such internal sidewalk in order to provide sufficient space to accommodate pedestrians and vehicular overhang. Where such internal sidewalk is at least six (6) feet in width, wheel stops shall not be required.
(Ord. No. 1557, 07/11/89)

Internal curbs and wheel stops shall be concrete or masonry barrier-type curbs, not less than six (6) inches in height nor less than six (6) inches in width. Internal curbs and wheel stops shall be continuously poured in place or shall be attached to the pavement to prevent movement. Painting of this internal curbing may be required by the City Manager or Designee in order to prevent traffic hazards. ***(Ord. No. 2835, 07/01/03)***

f. The City Manager or Designee may require the placement of curbs or free-standing wheel stops in specific locations as needed to correct existing problems caused by vehicular overhang onto right-of-way, streets or sidewalks.

g. Except for single-family, duplex and townhouse dwellings, parking stalls and spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers or other approved methods. Nonpermanent-type marking, such as paint, shall be regularly maintained to ensure continuous identification of the space or stall.

FULL SIZE CAR PARKING DIMENSIONS
NOTE: NO SMALL CAR PARKING SPACES PERMITTED

Parking Angle (A)	Stall Width (B)	Stall Depth (C)	Min. Aisle One-Way (D)	Min. Aisle Two-way (D)	Aisle Length Per Stall (E)	Module One-Way (F)	Width Two-Way (F)	Reduction Per Interlock (G)	Curb Overhang (H)
Parallel	8.0 9.0	8.0 9.0	12.0 11.0	20.0 20.0	22.0 22.0	28.0 30.0	36.0 38.0	N/A N/A	0.0 0.0
20	9.0	12.3	11.0	20.0	26.3	35.5	44.5	2.1	0.7
30	9.0	14.6	11.0	20.0	18.0	40.3	49.3	1.9	1.0
45	9.0 9.5 10.0	17.3 17.3 17.3	12.0 11.5 11.0	20.0 20.0 20.0	12.7 13.4 14.1	46.7 46.2 45.7	54.7 54.7 54.7	1.6 1.7 1.8	1.4 1.4 1.4
50	9.0 9.5 10.0	18.0 18.0 18.0	13.0 12.5 12.0	20.0 20.0 20.0	14.0 14.8 15.6	48.9 48.4 47.9	55.9 55.9 55.9	1.4 1.5 1.6	1.5 1.5 1.5
60	9.0 9.5 10.0	18.8 18.8 18.8	16.0 15.5 15.0	20.0 20.0 20.0	10.4 11.0 11.5	53.7 53.2 52.7	57.7 57.7 57.7	1.1 1.2 1.3	1.7 1.7 1.7
75	9.0 9.5 10.0	19.1 19.1 19.1	23.0 22.5 22.0	23.0 22.5 22.0	9.3 9.8 10.3	61.1 60.6 60.1	61.1 60.6 60.1	0.6 0.6 0.6	1.9 1.9 1.9
90	9.0 9.5 10.0	18.0 18.0 18.0	24.0 23.5 23.0	24.0 23.5 23.0	9.0 9.5 10.0	NA N/A N/A	60.0 59.5 59.0	0.0 0.0 0.0	2.0 2.0 2.0

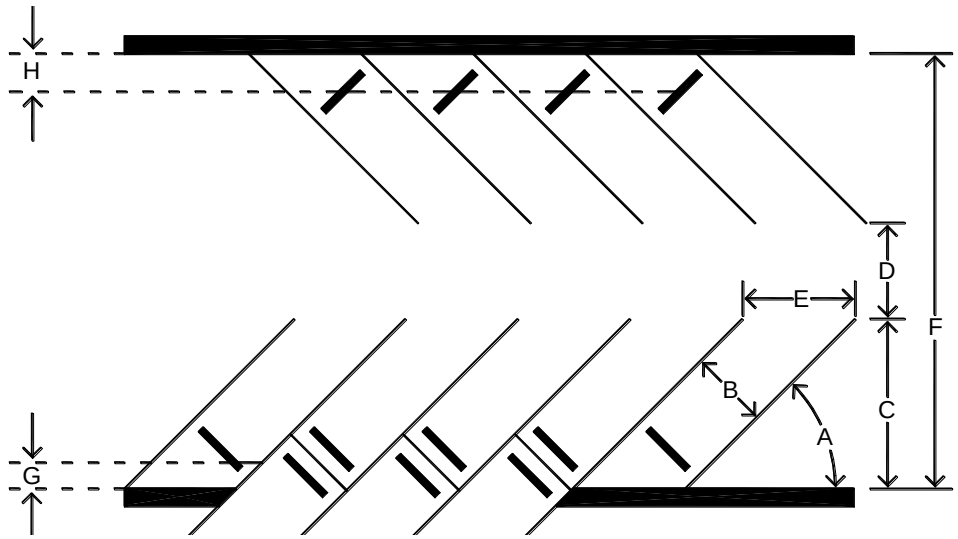
Angles in Degrees; all other dimensions in feet
See Figure 1 for Dimension Location

* Where aisle is a fire lane, it shall have a width as required by the city's engineering standards

** Vehicles cannot overhang internal sidewalks of less than six (6) feet in width, or any public street sidewalk or right-of-way. (Reference Section C(3)(d) and (e))

(Ord. No. 1557. 07/11/89)

FIGURE 1



SECTION D. OFF-STREET LOADING REQUIREMENTS.

(Section completely amended, Ord. No. 2275, 08/19/97 and by Ord. No. 2835, 07/01/03)

Non-residential uses shall provide and maintain off-street loading facilities, on the same lot as such non-residential use, in accordance with the following requirements. Such off-street loading facilities shall be located adjacent to a public way or private service drive. All maneuvering for off-street loading areas shall be accomplished on private property.

1. SCHEDULE OF OFF-STREET LOADING SPACE REQUIREMENTS:

   Any non-residential shall be provided with off-street truck loading or unloading spaces in accordance with the following schedules.

   No off-street truck loading space shall be permitted within a designated fire lane. Areas designated to satisfy the requirements for off-street truck loading space shall not be permitted to encroach upon or occupy a fire lane, maneuvering aisle, or parking space.
   (Ord. No. 2835, 07/01/03)

   a. Retail and Commercial uses.

Square Feet of Gross Floor Area	**Minimum Required Number of Spaces**	**Minimum Large Truck Spaces**	**Minimum Additional Medium or Large Truck Spaces**	**Maximum Small Truck Spaces**
10,000 to 40,000	1	1	--	--
40,001 to 100,000	2	1	1	--
100,001 to 160,000	3	1	2	--
160,001 to 240,000	4	1	2	1
240,001 to 320,000	5	1	2	2
320,001 to 400,000	6	1	3	2
400,001 to 490,000	7	1	3	3
490,001 to 580,000	8	1	3	4
580,001 to 670,000	9	1	4	4
670,001 to 760,000	10	1	4	5
760,001 to 850,000	11	1	5	5
For each additional 90,000 over 850,000	1	1	--	--

b. Institutional , Restaurant, Office, Service, Hotel, Warehouse, Manufacturing, Assembly, Wholesale. Transportation and Utilities Uses.

Square Feet of Gross Floor Area	**Minimum Required Number of Spaces**	**Minimum Large Truck Spaces**	**Minimum Additional Medium or Large Truck Spaces**	**Maximum Small Truck Spaces**
40,000 to 150,000	1	1	--	--
150,001 to 400,000	2	1	1	--
400,001 to 660,000	3	1	2	--
660,001 to 970,000	4	1	2	1
970,001 to 1,300,000	5	1	2	2
1,300,001 to 1,630,000	6	1	3	2
1,630,001 to 1,960,000	7	1	3	3
1,960,001 to 2,300,000	8	1	3	4
2,300,001 to 2,650,000	9	1	4	4
2,650,001 to 3,000,000	10	1	4	5
3,000,001 to 3,350,000	11	1	5	5
For each additional 350,000 over 3,350,000	1	1	--	--

c. The City Manager or Designee shall determine the off-street loading requirements for a use not specified, based on the most similar use listed in the above schedule or using certified service/goods handling data for the specific use.
(Ord. No. 2835, 07/01/03)

d. In determining the type of spaces and the required number of loading spaces, fractional berths are counted to the nearest whole number, with one-half counted as an additional berth.
(Ord. 1705, 05/07/91)

2. APRON, DOCK, AND SPACE DESIGN STANDARDS:

a. Apron, loading dock and loading space design standards shall be as shown in Figures 3.3 and 3.4 in Appendix A. Apron size requirements shall be as shown in Figure 2 of this Section.

b. Where a side loading space is to be utilized, such berth shall be provided in accordance with the standards shown in Figure 3.3, in Appendix A.

c. Ingress to, and egress from required off-street loading spaces must have at least the same unobstructed vertical height clearance as the largest required off-street loading spaces.
(Ord. No. 1705, 05/07/91)

3. PARKING IN FRONT OF LOADING DOCKS AND DOORS:

Areas in front of loading docks, freight or maintenance bay doors, garage doors or other similar facilities shall not be considered toward satisfying the off-street parking requirements as provided in Section C(1) of this Article, unless such loading docks, freight or maintenance bay doors, garage doors or other similar facilities are permanently sealed or altered so as to prohibit loading access through such doors or facilities.

FIGURE 2

LOADING APRON AND DOCK DIMENSIONS

TRUCK SIZE	**LOADING SPACE IN FEET (L)***	**DOCK ANGLE (A)***	**CLEARANCE IN FEET (D)***	**BERTH WIDTH IN FEET (W)***	**APRON IN FEET (A)***	**TOTAL OFFSET IN FEET (T)**
LARGE	60	90°	60	12	67	127
		60°	48	12	51	99
		45°	39	12	40	79
MEDIUM	35	90°	35	12	43	78
		60°	32	12	31	63
		45°	26	12	25	51
SMALL	20	90°	20	10	32	52
		60°	18	10	24	42
		45°	17	10	20	37

***Reference Figure 3.3. Appendix A for dimension details and design layout.**

4. SETBACK REQUIREMENTS:

To facilitate the safe and efficient movement of traffic on public streets, the minimum setback requirements for off-street loading facilities shall be as follows. Where special requirements for off-street loading areas have been established within certain zoning districts, the more restrictive requirements shall apply.

a. All loading areas, freight docks, truck spaces or truck parking areas, truck repair, service, wash and maintenance bays, truck garages or garage doors, or any other similar loading or truck facility shall not be located closer to the right-of-way line of the street or streets upon which such facilities are accessed than the distance specified in the apron design standards.
(Reference Figure 3.3, Appendix A)

b. All loading areas, freight docks, truck spaces or truck parking areas, vehicle repair, service, wash and maintenance bays, garages or garage doors, or any other similar facility for any type of vehicle shall be screened from any adjacent residentially zoned property in accordance with the provisions established in Article XXV of this ordinance.
(Ord. No. 1705, 05/07/91)

SECTION E. CONSTRUCTION STANDARDS.

(Section completely amended, Ord. No. 2275, 08/19/97)

1. All off-street parking and loading areas, maneuvering aisles, and access ways to any required off-street parking or loading areas, in all zoning districts, shall be paved in accordance with the standards prescribed by the city of Carrollton.
(Ord. No. 1947, 10/19/93)

SECTION F. REDUCTION OF OFF-STREET PARKING REQUIREMENTS.

(Section completely amended, Ord. No. 3235, 07/01/08)

1. JOINT PARKING AREA

Uses may join in establishing a joint parking area where it can be demonstrated to the City Manager or Designee that parking for two (2) or more specific uses occurs at alternating time periods. Such joint parking area shall be established in accordance with the following procedure

a. The applicant shall submit a parking analysis with 2 or more examples to the City Manager or Designee.

b. The parking analysis shall be reviewed by the City Manager or Designee.

c. The City Manager or Designee shall act upon such request to deny, approve, or approve with modifications as may be appropriate, the parking or stacking ratio requirements.

(Ord. No. 3331, 10/06/09)

d. If approved, such joint parking area shall be permissible only in conjunction with those uses specifically analyzed as part of the initial request. Upon cessation of one of the uses approved in the original request, the rights of the remaining use to utilize the joint parking shall continue.

e. Upon commencement of a new use in place of the originally approved use, a reassessment of the joint parking area shall be initiated by the owner or operator of such new use, and shall be considered in the same manner as described above. No Certificate of Occupancy shall be issued by the city for the new use until either:

   i. The joint parking area is reapproved by the City Manager or Designee, or

   ii. Additional parking is approved for the new use in accordance with all applicable provisions of this Article.

f. If denied, a written request by the applicant may be submitted to the Urban Development Department within ten (10) days of the date of the decision and shall be scheduled for a public hearing before the Planning and Zoning Commission for final action.

g. Approval of a joint parking area shall not be construed as, nor constitute, a variance from, reduction of, or modification or exception to any other provision or requirement of this ordinance in any other applicable code or ordinance of the city of Carrollton.

2. REDUCTION OF PARKING OR STACKING PROVISIONS

Parking or stacking requirements for individual uses may be altered from the prescribed ratios listed in the applicable provisions of this Article by demonstrating to the City

Manager or Designee that such revised ratio satisfies the intention of Section A of this Article. The procedure to modify the parking ratios is as follows:

a. The applicant shall submit a parking analysis with 2 or more specific examples to the City Manager or Designee.
b. The parking analysis shall be reviewed by the City Manager or Designee.
c. The City Manager or Designee shall act upon such request to deny, approve, or approve with modifications as may be appropriate, the parking or stacking ratio requirements.
d. If approved, such parking ratio is applicable to only the specific use for which the request was submitted. The city wide rate will not be altered by such study.
e. If denied, a written request by the applicant may be submitted to the Urban Development Department within ten (10) days of the date of the decision and shall be scheduled for a public hearing before the Planning and Zoning Commission for final action.

SECTION G. MISCELLANEOUS REQUIREMENTS.
(Section completely amended, Ord. No. 2275, 08/19/97 and by Ord. No. 2835, 07/01/03)

The following provisions shall be applicable to all off-street parking and loading areas.

1. CONFLICTS:

Where such provisions are in conflict with the requirements of Chapter 53 of the Carrollton Code of Ordinances, otherwise known as the Traffic Code, or are in conflict with special off-street parking or loading requirements which have been established within certain zoning districts of this ordinance, then the more restrictive requirements shall apply.
(Ord. No. 1947, 10/19/93)

2. GENERAL PROVISIONS:

a. Off-street parking facilities shall be provided on the lot or tract occupied by the main use, or upon a lot or tract of land dedicated to parking use by an instrument filed for record, provided that such arrangement is in accordance with the schedule of allowable uses in the district in which it is located. Off-site parking facilities shall be located as provided in Article V, Section C(1500) automobile parking of this ordinance. Distance shall be measured in a straight line, without regard to intervening structures, between the nearest property line of the main use and the nearest property line of the lot or parcel upon which the parking facility is located. ***(Ord. No. 1986, 05/17/94)***

b. In determining the required number of off-street parking and loading spaces, fractional spaces shall be counted to the nearest whole space.

c. No parking space located on a public street or alley may be included in the calculation of the required off-street parking requirements.

d. Floor area of a structure devoted to off-street parking of vehicles or loading spaces shall be excluded in computing the floor area for off-street parking requirements of the structure.

3. VEHICLE STORAGE AND DISPLAY:

a. Off-street parking areas shall be used for passenger vehicles only, and in no case shall such areas be used for sales, repair work, storage, display, dismantling or servicing of any vehicles, equipment, materials or supplies.

b. Any area utilized for the storage of vehicles in connection with a motor vehicle repair establishment shall be screened from the view of any adjacent public street by a solid, opaque wall or fence of not less than six (6) feet in height, measured at the highest finished grade.

4. COMBINATION OF USES:

a. Where a lot or tract of land is used for a combination of uses, the off-street parking requirements shall be the composite or sum of the requirements for each type of use except where specified by this ordinance.
(Ord. No. 2835, 07/01/03)

b. Parking spaces used for the parking of trucks or buses shall not be counted toward meeting the off-street parking requirements for the particular use.

5. PARKING OF COMMERCIAL AND RECREATIONAL VEHICLES:

The parking, stopping and/or storage of recreational vehicles, travel trailers, boats, boat trailers and commercial vehicles shall be regulated in accordance with Chapter 53 of the Carrollton Code of Ordinances, otherwise known as the Traffic Code.
(Ord. No. 1947, 10/19/93)

6. ACCESS TO PUBLIC ALLEYS:

Driveways and parking areas which serve any commercial, multi-family, or institutional service, any public recreation or community center, or any public tennis court or swimming facility shall not access any public alley which also serves residentially zoned property.
(Ord. No. 1641, 07/17/90)

7. ENCUMBERED RIGHT-OF-WAY:

Where an agreement has been entered into by the city whereby any independent school district is granted a right to temporarily encumber public right-of-way with parking spaces, such spaces shall be counted toward meeting the applicable off-street parking requirements of this Article until such time as the city determines a need to use the right-of-way. Where the city determines a need to use the encumbered right-of-way, the right of the school district to use such parking shall cease. In such event, the independent school district shall

still be required to meet the applicable off-street parking requirements of this Article, and shall bear the cost of providing such parking.
(Ord. No. 1705, 05/07/91)

8. REQUIRED PARKING LOCATED ON A LOT SEPARATE FROM THE MAIN USE
(Ord. No. 2866, 12/16/03)

Required parking for a use may be located on a separate lot from the main use upon approval of a parking agreement by the City Manager or Designee. Such parking agreement shall be established in accordance with the following provisions:

a. The property owner or authorized agent shall submit an application for a Miscellaneous Development upon forms prescribed by the city of Carrollton and reviewed by the City Manager or Designee.

b. The application shall contain a site plan, a list of the uses located on both lots and their required parking information and/or other information required by the City Manager or Designee.

c. The proposed parking located on the lot separate from the main use must be in excess of the required parking for the use located on that specific lot.

d. If approved, the parking agreement shall be signed by the property owners of both lots and shall be for only the uses specified in the agreement.

e. Upon commencement of a new use in place of the originally approved use requiring the off site parking, a reassessment of the parking agreement shall be initiated by the owner or operator of such new use and shall be considered in the same manner as described above.

f. The required parking located on the lot separate from the main use cannot be used to meet the parking requirements of a new use on that same lot during the duration of the parking agreement.

g. If denied by the City Manager or Designee, a written request by the applicant may be submitted to the Planning Department within ten (10) days of the date of the decision and shall be scheduled for a public hearing before the Planning and Zoning Commission for final action.