

**ARTICLE XXIV.
OFF-STREET PARKING, LOADING AND STACKING 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. SCHEDULE OF MINIMUM OFF-STREET PARKING REQUIREMENTS.

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

ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

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 D of this Article for stacking requirements.

Land Use	Minimum Spaces Required
a. Residential	
Multifamily	1.5 per dwelling unit
Hotel, motel or membership lodging	1.1 spaces per each guest suite
Residence hall, dormitory, rooming or boarding house	1 per each guest suite
Single family detached dwelling (including mobile homes)	2 per dwelling unit
Single family attached dwelling, duplex	2 per dwelling unit plus 1 guest parking space per 4 dwelling units
b. Institutional	
Adult day care center	1 per each 500 sq. ft. of floor area
Continuing Care Retirement or Assisted Living	0.5 per dwelling unit or suite
Church, synagogue or temple without a private school	1 per each 50 sq. ft. in sanctuary including balconies
Church, synagogue or temple with a private school	1 per each 50 sq. ft. in sanctuary including balconies or the applicable standard for each school use, whichever is greater
Cultural center	1 per each 400 sq. ft. of floor area
Funeral home/parlor or 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 each bed
Pre-school or child day care services *	0.2 per student
Nursing care facility	1 per each 3 beds
Place of assembly, dance hall, exhibition center, auditorium or concert hall	1 per each 50 sq. ft. of assembly area
Senior Living or homes for the elderly	1.2 per dwelling unit or suite
Senior citizen center	1 per each 200 sq. ft. of floor area
School (elementary or middle)	0.2 per student
School (high), college or university	0.4 per student

ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

Land Use	Minimum Spaces Required
c. Commercial	
Automobile, farm implement, heavy machinery, marine and aircraft, motor-cycle and truck sales or leasing	1 per each 4,000 sq. ft. of site area, with a minimum of 5 spaces
Commercial or trade school	1 per each 90 sq. ft. of classroom area
Convenience market with or without fuel station *	1 per 250 sq. ft. of floor space
Dry Cleaners	1 per each 350 sq. ft. of floor area
Equipment sales, rental or leasing service	1 per each 250 sq. ft. of floor area, plus 1 per each 1,000 sq. ft. of site area exclusive of buildings
Farmers market, flea market or 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
Garage Condominium	1 per each 2,000 sq. ft. of floor area
Kiosk, drive through only*	1 per each 250 sq. ft. of floor area, with a minimum of 2 spaces
Lumber yard, building material and 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 300 sq. ft. of floor area
Mini-storage warehouse	1 per each 40 storage units, with a minimum of 4 spaces
Mobile collection/redemption center	2 spaces
Office or financial institution*	1 per each 450 sq. ft. of floor area, with a minimum of 4 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; Auto Repair *	1 per each 500 sq. ft. of floor area
Restaurant, Full Service (without a drive through)	1 per each 150 sq. ft. of floor area
Restaurant, Limited Service (with a drive through) *	1 per each 175 sq. ft. of floor area with a minimum of 4 spaces
Restaurant – walk-up/take-out only (with minimal seating)	1 per each 225 sq. ft. of floor area
Retail, mixed/multiple use shopping center *	0 to 50,000 sq. ft. of total building floor area - 1 per each 300 sq. ft. of floor area. More than 50,000 sq. ft. of total building floor area - 1 space for each 350 sq. ft. of floor area with a maximum of 1 space for each 250 sq. ft. of floor area. Any freestanding building must provide their required parking for that use

ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

Land Use	Minimum Spaces Required
c. Commercial (Cont.)	
Snow cone stand in a portable building	4 spaces plus 1 space for every two employees (maximum on duty at day or night)
Unmanned equipment building/cellular/PCS tower	0 spaces

d. Recreation and Amusements	
Bowling alley	3.5 per each lane or alley
Fitness or Recreational Sports Center	1 per each 250 sq. ft. of floor area
Fraternal organization/lodge or Community recreation center	1 per each 250 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
Indoor cheerleading, tumbling, gymnastics, soccer, trampoline/jumping; no bleachers or tournaments	1 per each 325 sq. ft. of playing field area
Indoor cheerleading, tumbling, gymnastics, soccer, trampoline/jumping; with bleachers or tournaments	1 per each 200 sq. ft. of playing field 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 200 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 community swimming pool	1 per each 75 sq. ft. of deck and water surface area
Public community tennis courts	2 per court
Stadium or sports arena	1 per each 4 seats (bench seats, 1 per 8 feet)

ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

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 spaces
Call center	1 per each 150 sq. ft. of floor area
Manufacturing, assembly, fabrication and internet retail distribution	1 per each 1,500 sq. ft. of manufacturing, assembly, fabrication, or distribution space, or 1 per each 2 employees (maximum on-duty day or night), whichever is greater
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
Warehousing and wholesaling services	0 to 100,000 sq. ft. of total warehouse area - 1 per each 3,000 sq. ft. of warehouse area; or More than 100,000 sq. ft. of total warehouse area - 1 per each 5,000 sq. ft. of warehouse area

SECTION D. SCHEDULE OF STACKING REQUIREMENTS.

Off-street vehicle stacking spaces shall be provided, at a minimum, in accordance with the following schedule. Except as provided for in subsection h. below, vehicle stacking space shall mean a paved area of not less than eight feet in width nor less than 22 feet in length, and shall be 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, driving aisle, or parking space. *(Ord. No. 1557, 07/11/89)*

1. AUTOMOBILE QUICK LUBE FACILITY:

One space in the service bay, plus one additional stacking space for each service bay

2. CAR WASH:

- a. Drive-Thru/Automated Service (Principal Use): One space in the wash bay, plus four stacking spaces per service lane
- b. Drive-Thru/Automated Service (Accessory Use): One space in the wash bay, plus two stacking spaces per service lane
- c. Self-Service (Open Bay): One space in each wash bay, plus one stacking space at each wash bay entrance
- d. Vacuum and/or Drying Area: One space at each vehicle drying area and/or vacuum island

3. FINANCIAL INSTITUTION:

- a. One space at each drive-up service window or station, plus three additional stacking spaces for each service lane. *(Ord. No. 3331, 10/06/09); (Ord. No. 3716, 12/01/15)*

ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

- b. Drive-up Automated Teller Machine (ATM): One space at each automated drive-up teller machine (ATM), plus one additional stacking space for each station. *(Ord. No. 2666, 03/05/02); (Ord. No. 3331, 10/06/09); (Ord. No. 3716, 12/01/15)*

4. KIOSK, FOOD SALES OR SERVICE; SNOW CONE STAND IN A PORTABLE BUILDING:

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

5. PRESCHOOL AND CHILD DAY CARE SERVICES:

- a. 50 percent 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
- b. A sidewalk, with a minimum width of six feet excluding vehicular overhang, shall be provided adjacent to the parking spaces between the building and parking spaces.

6. RETAIL USES WITH DRIVE-UP FACILITIES:

One space for each drive-up window, plus two additional stacking spaces for each window;

7. RESTAURANT, WITH A DRIVE-THROUGH WINDOW: *(Ord. No. 3421, 01/11/11); (Ord. No. 3465, 12/06/11)*

One space for each drive-up window, plus five additional stacking spaces *(Ord. No. 3331, 10/06/09); (Ord. No. 3716, 12/01/15)*

8. GASOLINE SERVICE PUMP ISLANDS STACKING SPACES SHALL BE:

A minimum of one space not less than eight feet in width nor less than 30 feet in length per side at each fuel dispensing station; and shall be constructed in accordance with the applicable standards of the City of Carrollton.

A single stacking space shall be provided after the final window, order board or stopping point to allow vehicles to pull clear of the transaction area prior to entering an intersecting on-site driving aisle.

SECTION E. 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:

ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

1. 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.
2. All maneuvering for off-street parking shall be accomplished on private property, except in the case of one- and two-family dwelling units.
3. Tandem parking for multi-family residential developments shall not be allowed to meet the minimum parking requirements. *(Ord. No. 3716, 12/01/15)*
4. Minimum Dimensions for Off-Street Parking Areas:
 - a. 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. *(Ord. No. 1557, 07/11/89)*
 - b. 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 or Designee, such maneuvering aisle shall have a width not less than that required by the Fire Code of the City of Carrollton.
5. All parking lots and garages serving nonresidential uses shall be provided with a concrete or masonry curb placed a minimum of two feet from any adjacent property line. Such curbs shall be a minimum of six inches in width and six inches in height. *(Ord. No. 2835, 07/01/03); (Ord. No. 3716, 12/01/15)*
6. In order to provide sufficient space to accommodate pedestrians and vehicular overhang, internal sidewalks shall be at least six feet in width. *(Ord. No. 1557, 07/11/89)*
7. Additional vehicular overhang shall be provided for parking spaces adjacent to landscape buffers, in accordance to Article XXV Landscaping and Buffering.
8. 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.
9. 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.

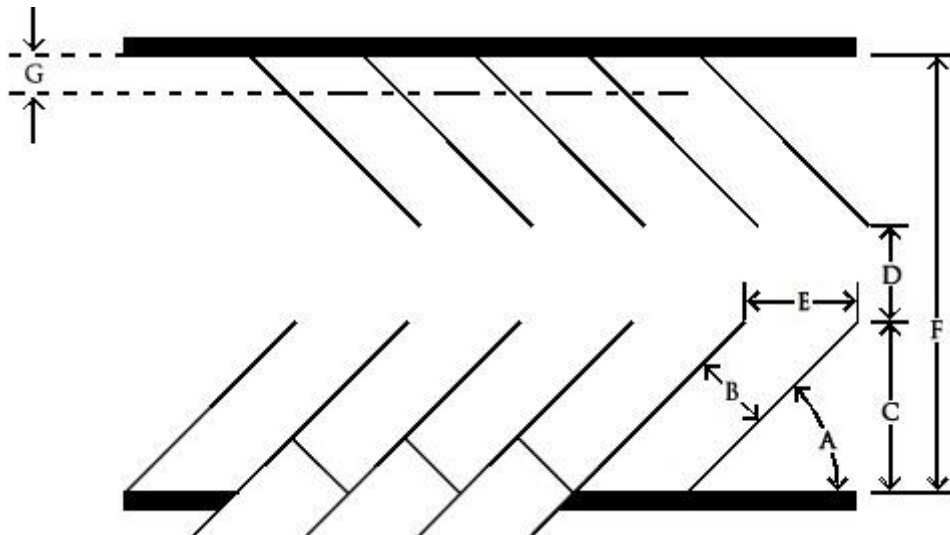
ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

FULL SIZE CAR PARKING DIMENSIONS
NOTE: NO SMALL CAR PARKING SPACES PERMITTED
(Ord. No. 3716, 12/01/15)

Parking Angle (A)	Stall Width (B)	Stall Depth (C)	Aisle Width One-Way (D)	Aisle Width Two-way (D)	Aisle Length Per Stall (E)	Module Width One-Way (F)	Module Width Two-Way (F)	Curb Overhang (H)
Parallel	8.0 9.0	8.0 9.0	11.0 12.0	20.0 20.0	22.0 22.0	28.0 30.0	36.0 38.0	0.0 0.0
20	9.0	12.3	11.0 – 13.0	20.0 – 24.0	26.3	35.6-37.6	44.6-48.6	0.7
30	9.0	14.6	11.0 – 13.0	20.0 – 24.0	18.0	40.2-42.2	49.2-53.2	1.0
45	9.0-10.0	17.3	11.0 – 13.0	20.0 – 22.0	12.7-14.1	45.6-47.6	54.6-56.6	1.4
50	9.0-10.0	18.0	12.0 – 14.0	20.0 – 22.0	14.0-15.6	48.0-50.0	56.0-58.0	1.5
60	9.0-10.0	18.8	15.0 – 17.0	20.0 – 22.0	10.4-11.5	52.6-54.6	57.6-59.6	1.7
75	9.0-10.0	19.1	22.0 – 24.0	22.0 – 24.0	9.3-10.3	60.2-62.2	60.2-62.2	1.9
90	9.0-10.0	18.0-20.0	24.0 – 25.0	24.0 – 25.0	9.0-10.0	NA	60.0-65.0	2.0

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

Figure 1



ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

SECTION F. OFF-STREET LOADING REQUIREMENTS.

(Section completely amended, Ord. No. 2275, 08/19/97; Ord. No. 2835, 07/01/03; Ord. No. 3716, 12/01/15)

If non-residential uses provide and maintain off-street loading facilities on the same lot as such non-residential use they shall be in accordance with this Article. 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.

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.

1. APRON, DOCK, AND SPACE DESIGN STANDARDS:

- a. Apron, loading dock and loading space design standards shall be as shown in Figures 2a, 2b and 2c of this Section. Apron size requirements shall be as shown in Figure 2a 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 2b of this Section.
- 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)

ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

2. AREAS IN FRONT OF LOADING DOCKS AND DOORS:

Parking spaces, fire lanes, driving aisles or similar shall be prohibited in the loading space area unless the loading docks, garage doors etc. are permanently sealed or altered to prevent loading access.

Figure 2a
LOADING APRON AND DOCK DIMENSIONS

TRUCK SIZE	DOCK ANGLE	CLEARANCE IN FEET (L)	BERTH WIDTH IN FEET (W)	APRON IN FEET (A)	TOTAL OFFSET IN FEET (T)	BERTH LENGTH IN FEET (S)
LARGE (75 FT.)	90°	75	12	67	142	130
	60°	61	12	51	112	NA
	45°	48	12	40	88	NA
MEDIUM (35 FT.)	90°	35	12	43	78	80
	60°	32	12	31	63	NA
	45°	26	12	25	51	NA
SMALL (20 FT.)	90°	20	10	32	52	45
	60°	18	10	24	42	NA
	45°	17	10	20	37	NA

See drawings on next page for dimension details and design layout.

Figure 2b

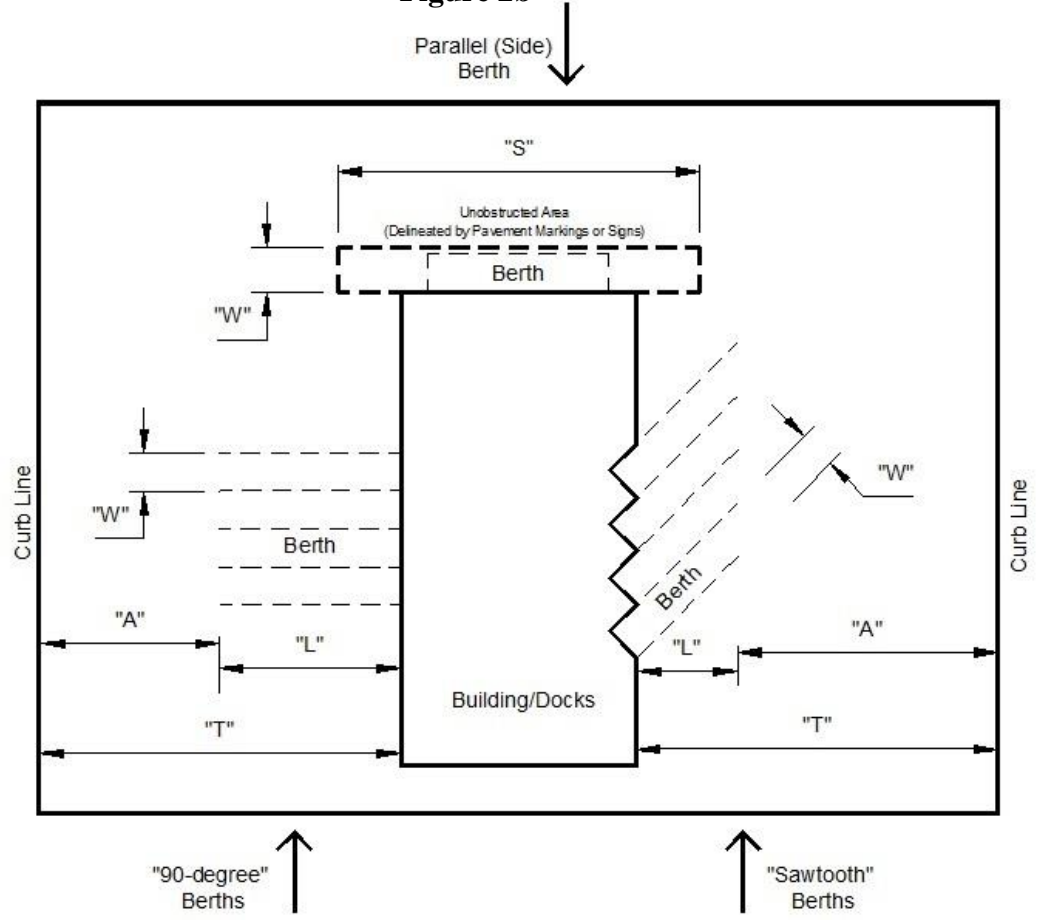
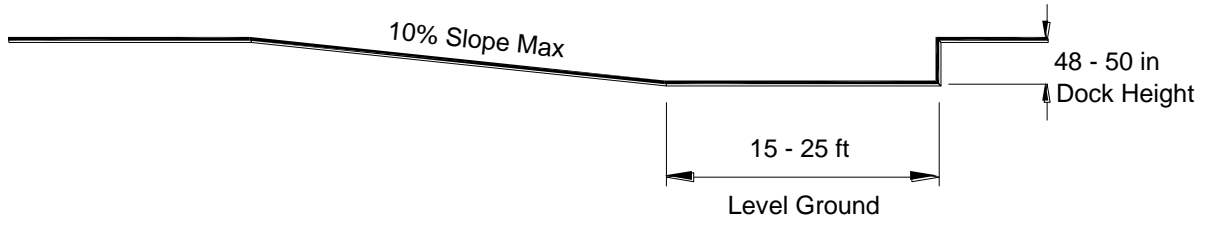


Figure 2c
Apron Cross Section



ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

3. 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 G. CONSTRUCTION STANDARDS.

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

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 H. JOINT PARKING; REDUCTION OF PARKING REQUIREMENTS.

(Section completely amended, Ord. No. 3235, 07/01/08; Ord. No. 3716, 12/01/15)

1. JOINT/SHARED PARKING AREA:

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

- a. The applicant shall submit a parking analysis with two 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.

ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

- 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 Development Services Department within 10 days of the date of the decision. Upon such request being timely submitted, a public hearing shall be scheduled 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 or 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 two 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 Development Services Department within 10 days of the date of the decision. Upon timely submission of such request, a public hearing shall be scheduled before the Planning and Zoning Commission for final action.

SECTION I. 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-

ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

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. 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), Vehicular Parking and Storage, *g* 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.
- 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. 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 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*)

ART. XXIV OFF STREET PARKING, LOADING, AND STACKING

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, swimming facility, or other similar 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 of Carrollton 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 immediately cease. In such event, the independent school district shall 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*); (*Ord. No. 3716, 12/01/15*)

Required parking for a use may be located on a separate lot upon approval of a parking agreement by the City Manager or Designee, provided however that said parking is not the principal use on the separate lot. 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 separate lot must have parking in excess of what is required for its uses.
- 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 offsite 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.

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

THIS PAGE RESERVED FOR FUTURE USE