

Parking Minimums

5.4.7 PARKING SPACE REQUIREMENTS.

5.4.7.1 Minimum and Maximum Parking Space Requirements.

(1) Minimum Parking Requirements.

(a) Minimums Established

Table 5.4.7(A) establishes the minimum required off-street parking for the Building Types permitted by this LDC. The Building Types are defined in Table 5.2.3 and 5.2.4 of this LDC.

(b) The minimum off-street parking required by this section must be provided in the Parking Location(s) identified for each Place Type in Section 4.3 Place Type Zoning District Development Standards.

(c) The minimum off-street parking standards do not apply to properties that are:

i. Zoned P5: Urban Center; and

ii. Located south of the line formed by extending West 12th Street east and west to the City limits.

(d) The required parking for infill development of residential building types on lots smaller than 1.5 acres is 50 percent of the minimum parking required in the Minimum Parking Requirements table below.

TABLE 5.4.7(A): MINIMUM PARKING REQUIREMENTS

<u>Building Type</u>	<u>Required Minimum Off-Street Parking</u>
<u>DETACHED DWELLING</u>	<u>2 spaces per dwelling unit</u>
<u>ATTACHED DWELLING</u>	<u>1 space per unit</u>
<u>COTTAGE COURT</u>	<u>1 space per dwelling unit</u>
<u>DUPLEX</u>	<u>2 spaces per dwelling unit</u>
<u>TRIPLEX</u>	<u>1 space per dwelling unit</u>
<u>QUADRAPLEX</u>	<u>1 space per dwelling unit</u>
<u>SMALL APARTMENT</u>	<u>1.5 spaces per unit</u>
<u>LARGE APARTMENT</u>	<u>1.5 spaces per 1 bedroom unit</u> <u>2 spaces per 2-bedroom unit</u>
<u>MANUFACTURED HOME</u>	<u>2 spaces per dwelling unit</u>

<u>Building Type</u>	<u>Required Minimum Off-Street Parking</u>
<u>ACCESSORY DWELLING UNIT</u>	<u>1 space, unless more than 2 spaces are already provided for the principal use</u>
<u>RECREATIONAL VEHICLE PARK</u>	<u>0.5 spaces per 1 RV parking space</u>
<u>RESIDENTIAL ACCESSORY</u>	<u>N/A</u>
<u>SMALL COMMERCIAL</u>	<u>1 space per 1,000 SF of commercial space</u>
<u>LIVE/WORK</u>	<u>2 spaces per dwelling unit plus 1 space per 500 SF of retail/work space</u>
<u>MIXED-USE COMMERCIAL</u>	<u>1.5 spaces per dwelling unit 1 space per 1,000 SF of commercial space</u>
<u>LARGE COMMERCIAL</u>	<u>1 space per 300 SF of office 1 space per 750 for commercial</u>
<u>HIGHWAY COMMERCIAL</u>	<u>1 space per 750 SF for the first 50,000 SF, plus 1 space per 1,250 SF over 50,000 SF</u>
<u>CART, KIOSKS, FOOD TRAILERS</u>	<u>1 space per food truck/kiosk site plus 1 space per 300 SF of outdoor seating</u>
<u>TEMPORARY COMMERCIAL</u>	<u>As determined by the Director</u>
<u>COMMERCIAL ACCESSORY</u>	<u>As determined by the Director</u>
<u>INDUSTRIAL</u>	<u>1 space per 300 SF of office space plus 1 space per 1,000 SF of warehouse</u>
<u>CIVIC BUILDINGS</u>	<u>As determined by the Director, but no less than 1 space per 350 SF</u>

(e) Accessible Spaces

Adequately designed accessible parking spaces shall be provided as required by the Texas Accessibility Standards (TAS) and designed in accordance with the parking area landscaping.

(f) Bicycle Spaces

TABLE 5.4.7(BA): MINIMUM BIKE PARKING REQUIREMENTS

AMOUNT OF PARKING SPACES	MINIMUM BIKE PARKING REQUIRED
0-40	2 short-term bicycle parking spaces minimum

AMOUNT OF PARKING SPACES	MINIMUM BIKE PARKING REQUIRED
41-60	4 short-term bicycle parking spaces minimum
61-80	6 short-term bicycle parking spaces minimum
81-100	8 short-term bicycle parking spaces minimum
101+	minimum 10 short-term bicycle parking spaces or 2.5% of required automobile spaces, whichever is greater, will be provided as short-term bicycle parking spaces.

MULTIFAMILY

The minimum number of long-term bicycle parking spaces shall be equal to 10% of the auto spaces.

ALL P5 AND P4 PLACE TYPE ZONING DISTRICTS WITH NON-RESIDENTIAL USES.

Bicycle parking for residential uses is only required with multifamily building types.

The number of provided automobile parking spaces and bicycle parking spaces shall be shown in a chart format on the site plan. The location and footprints of bicycle rack corrals shall be shown on the site, as well as the location of any bicycle parking signage.

In all cases where bicycle parking is required, no fewer than 2 spaces (one rack) shall be required.

Up to half of the required short-term bicycle parking spaces may be substituted with long-term bicycle parking spaces.

(2) Maximum Parking Requirements.

(a) The maximum parking on a site cannot exceed 150 percent of the minimum parking required by this section.

(b) Maximum percentage of lot occupied by parking.

i. In P4 or P5, the maximum percentage of a lot occupied by parking spaces in P4 and P5 can not exceed 1.52 times the size of the total building square footage footprint. This provision does not apply to structured parking.

(c) Maximums Along Regional Roads and Community Boulevards

i. Commercial buildings adjacent to a Regional Road or Community Boulevard cannot locate a parking area larger than the commercial building footprint within the first lot layer.

a. A variance cannot be granted to the requirements of this provision.

5.4.7.2 Shared and Off-Site Parking Provisions

(1) Shared On-Street Parking

In P3, P4, and P5, marked on-street parking counts toward the minimum parking requirements of this section.

(2) Shared Off-Street Parking

It is the City's stated intention to encourage efficient use of land and resources by allowing users to share off-street parking facilities whenever feasible. Developments or uses with different operating hours or peak business periods may share off-street parking spaces if approved by the Director and if the shared parking complies with all of the following standards.

(a) Location

Shared parking spaces must be located within 600 feet of the primary entrance of all uses served, unless remote parking shuttle bus service is provided. The distance between the shared parking and the served uses shall be measured by the shortest accessible pedestrian route of travel to an accessible entrance. The applicant shall provide an exhibit demonstrating that the location of shared parking meets the requirements.

(b) Shared Parking Study

Those wishing to use shared parking as a means of satisfying off-street parking requirements must submit a shared parking analysis to the Director that clearly demonstrates the feasibility of shared parking. The study must be provided in a form established by the Director and made available to the public. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.

i. Shared Parking Calculation

- a. A shared parking calculation, using the format provided in Figure 5.4.7-1 Example of Shared Parking Calculations below, shall be required to determine the minimum number of spaces.

- b. The minimum parking required shall be the highest adjusted total parking for any time period.
- c. The percentage of parking used during each time period shall be provided by the applicant and subject to approval by the Director.
- d. Accessible spaces required by ADA/TAS shall be calculated by individual use and not be shared.
- e. Figure 5.4.7-1 Example of Shared Parking Calculations provides an example of shared parking calculations. This example includes shared parking for two uses – Example Use 1 with a minimum parking requirement of 100 spaces, and Example Use 2 with a minimum parking requirement of 220 spaces. In this example, the minimum parking requirement would be 225 spaces.

Figure 5.4.7-1 Example of Shared Parking Calculations

Time Period	Example Use 1			Example Use 2			Adjusted Total Parking Required
	Required Spaces	% of Parking Used During Each Time Period	Adjusted Parking Requirement	Required Spaces	% of Parking Used During Each Time Period	Adjusted Parking Requirement	
Mon-Fri (6am to 6pm)	100	100%	100	220	25%	55	155
Sun-Thurs (6pm to 2am)	100	20%	20	220	50%	110	130
Sat-Sun (6am to 6pm)	100	10%	10	220	50%	110	120
Fri-Sat (6pm to 2am)	100	5%	5	220	100%	220	225
Everyday (2am to 6am)	100	5%	5	220	10%	22	27

(c) Agreement for Shared Parking

A shared parking plan will be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record must be submitted to the Director for recordation on forms made available by the City. Recordation of the agreement with the County Clerk must take place before issuance of a Certificate of Occupancy for any use to be served by the off-site parking area. A shared parking agreement may be revoked only if all

required off-street parking spaces will be provided in accordance with this section.

(d) Revocation of Permits

Failure to comply with the shared parking provisions of this section shall constitute a violation of this LDC and shall specifically be cause for revocation of a Certificate of Occupancy and/or Building Permit.

(3) Off-Site Parking

Off-street parking spaces may be located on a separate lot from the lot on which the principal use is located if approved by the Director and if the off-site parking complies with all of the following standards.

(a) Location

No off-site parking space may be located more than 600 feet from the primary entrance of the use served unless shuttle bus service is provided to the remote parking area. Off-site parking spaces may not be separated from the use that it serves by a street right-of-way with a width of more than 80 feet, unless a grade-separated pedestrian walkway is provided or other traffic control or shuttle bus service is provided to the remote parking area.

(b) Zoning Classification

An off-site parking area must be located in a Place Type Zoning District of the same or greater intensity as the use that it serves.

(c) Agreement for Off-Site Parking

In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement will be required. An attested copy of the agreement between the owners of record must be submitted to the Director for recordation on forms made available by the Director. Recordation of the agreement with the County Clerk must take place before issuance of the site development permit for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this section.

(d) Ineligible Activities

Off-site parking may not be used to satisfy the off-street parking standards for residential uses, restaurants (except in the P4 and P5 Districts), convenience stores, or other convenience-oriented uses. Required parking spaces reserved for persons with disabilities shall not be located off-site.