

ARTICLE XXIV

PARKING & LOADING REGULATIONS

Section 24-00. Loading

Section 24-01. Parking

Section 24-02.

Section 24-03.

Section 24-04. Minimum Off-Street Parking Requirements

24-00. Loading: Space for off-street loading and unloading of vehicles shall be provided for every building used or designed for commercial, industrial, manufacturing or warehousing purposes. One such space shall be provided for every ten thousand (10,000) square feet of floor area or fraction thereof, and such spaces shall be a minimum of ten (10) feet in width, thirty-five (35) feet in length, and fourteen (14) feet in height.

24-01. Parking: Off-street automobile parking or storage space shall be provided on every lot on which any new structures are hereafter established. Such space shall be provided with vehicular access to a street or alley, and such space shall be provided with a suitable area for vehicle turnaround so as to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner. When a structure is enlarged, the required off-street parking space shall be provided for the enlarged portion. If a use is changed to a different use requiring more space, the additional amount of parking area shall be provided. In addition, the following minimum standards shall apply.

- A. An off-street parking space shall comprise an area with minimum dimensions of ten (10) feet by eighteen (18) feet plus necessary maneuvering space; total area for parking and maneuvering shall not encroach upon any public right-of-way.
- B. Cosmetology/Hair Care: Two (2) parking spaces for each chair.
- C. Residential dwelling: Two (2) parking spaces for each unit.
- D. Daycare and Pre-School operations in residential structures, provided State of Missouri Statutes, regulations and licensing requirements are met, must provide one (1) off-street parking space per employee and one (1) off-street parking space for dropping off and picking up children be provided.
- E. Tourist accommodations: One (1) parking space for each room or unit.
- F. Theater, stadium, auditorium, church, or other places of public assembly: One (1) parking space for each five (5) seats, based on maximum seating capacity.
- G. Hotel and/or Motel: One parking space for each two guest sleeping rooms. Includes nursing homes.
- H. Stores and other retail business establishments: One (1) parking space for each one hundred (250) square feet of total floor area. TWO HUNDRED FIFTY

- I. Office buildings: One (1) parking space for each two hundred (200) square feet of office floor area.
- J. Industrial, manufacturing or wholesale establishments: One (1) parking space for each 400 square feet of gross floor area or for each five workers, based on peak employment, and adequate space for loading and unloading all vehicles used incidental to the operation of the industrial or manufacturing establishment.
- K. Restaurants, supper clubs, taverns and bars: One (1) parking space for each five (5) seats, based on maximum seating capacity.
- L. Off-street parking areas, whether public or private, for more than five (5) vehicles shall be effectively screened by a fence, wall or evergreen plant material, if visible from a residential district. All public or private parking areas shall be separated from the right-of-way of any public road or street by means of a sod strip not less than three (3) feet in width between the right-of-way and the parking area.

24-02. Such space shall be provided with vehicular access to street or alley and shall be considered required open space associated with the permitted use. It shall not be reduced or encroached upon in any manner after the use is established. Where such space cannot be reasonably provided on the same lot with the principal use, the council, with the approval of the planning commission, may permit such space to be located on other off-street property if the space is within 500 feet of the permitted use, measured along lines of public access.

24-03. In any commercial or industrial district, space for parking and loading vehicles shall be provided on the same lot for every building used or designed to be used for commercial purposes and any required yard may be used for that purpose. One loading space at least 14 by 30 feet shall be provided for each 20,000 square feet of floor area in the building. Where such space is completely enclosed within a building by walls and doors which close, a height clearance of at least 14 feet shall be provided. Where such space is located wholly or in part outside of the building and is not completely enclosed, a height clearance of at least 14 feet shall be provided. Where approach ramps are sloped so as to necessitate clearance in addition to that herein specified, this clearance shall be adequate to allow the free passage of a semi-trailer 14 feet in height and with a wheel base of 21 feet. These requirements may be increased, modified, or waived on appeal where conditions or circumstances justify such action.

- a. Loading spaces shall not be part of any area used for off-street parking purposes.
- b. No permitted or required loading space should be closer than fifty (50) feet to any residential district, unless such space is completely enclosed or adequate screening of a wall, fence, or shrubbery of at least six (6) feet in height is provided.

Other Requirements:

- a. All outdoor off-street parking areas and driveways, except those accessory to single-family dwellings, shall be surfaced with a dustless material. *SEE ORD 2007-06*
- b. Adequate storm water drainage facilities shall be provided to insure that storm water does not flow onto abutting properties or abutting sidewalks.

- C. Wheel stops shall be installed at least thirty (30) inches from an adjacent sidewalk, fence, or walls for each parking space, unless design features prohibit a vehicle from obstructing a sidewalk or making contact with a fence or wall.