

SECTION 4 OFF STREET PARKING AND LOADING REGULATIONS

PURPOSE AND INTENT

The purpose of this section is to properly regulate the number of required off-street parking spaces so as to provide for the needs of occupants, customers, visitors or others involved in use or occupancy of any building, structural improvement or place of assembly plus eliminating undue use of the surface street system for parking purposes; to promote and protect the public health, safety, comfort, convenience and general welfare of the people; to define the powers and duties of the administrative officers responsible for the regulation of this Section.

SECTION 4.01 GENERAL REQUIREMENTS

- A. Off-street parking and loading facilities required by these regulations for residential uses shall be provided on the same lot premises with such structure or land use. Off-street parking and loading spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots; if said lots are owned in common, or are subject to recorded covenants or easement agreements for parking.
- B. For non-residential uses, all parking spaces required in this ordinance may be located on the same lot with the building or use served or within 100 feet of the main building. Where the required parking is not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, such parking space shall be established by a recorded covenant or agreement as parking space to be used in conjunction with the principal use. Parking shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space. This encumbrance is to be valid for the total period the use or uses for which the parking is needed exists. Such agreement or covenant shall be duly recorded in the office of the Clerk of Court and certificate furnished to the Director of Development. (Amended 10/17/02 ZC02-10-071 OCS#02-0558)
- C. When the intensity of use of any building, structure or premises shall be increased through the following:
 - 1. additional dwelling units,
 - 2. gross floor area,
 - 3. seating capacity or
 - 4. other units of measurements;parking and loading facilities as required herein shall be provided for such increase in intensity of use.
- D. Whenever the existing use of a building or structure is changed to a new use, parking or loading facilities shall be required as provided for such use. However, if the building or structure was erected prior to the effective date of

this ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements of the new use would exceed those for the existing use.

- E. The approval of the Department of Development is required for all parking lots over ten spaces to ensure compliance with the parking section of this ordinance. The arrangement, character, extent, width, grade and location of all parking areas shall be considered in relation to the following:
1. existing and planned streets
 2. reasonable circulation for traffic within and adjacent to parking areas
 3. topographical conditions
 4. runoff of storm water
 5. public convenience and safety and in their appropriate relations to the proposed uses to be served
 6. Any structures, uses or premises changed, converted or partially altered or enlarged shall conform to all current parking regulations.

All traffic intersections must encourage safe and efficient traffic flow. In order to meet these requirements, the Zoning Commission may, upon recommendation of the Department of Development, vary the strict interpretation of the parking area standards contained herein.

- F. In no case shall dedicated public rights-of-way be used to provide facilities required by these regulations.
- G. At least one handicapped parking stall shall be provided in all off-street parking areas larger than 15 spaces. Additional handicapped parking shall be provided at the rate of one handicapped stall per 100 standard stalls. Handicapped parking stalls shall be at least twelve (12) by twenty (20) feet for ninety (90) degree parking and shall be proportionally larger at other angles. All stalls shall be appropriately marked and signed, be located in close proximity to the principal building and shall offer barrier free access to the principal building. The designation of handicapped parking stalls shall constitute consent by the property owner to the enforcement of the restriction of such spaces to handicapped motorists by the Parish.
- H. When determination of the number of off-street parking spaces required by this ordinance results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.
- I. Off-street parking facilities for separate uses may be provided collectively. However, total number of spaces must not be less than the sum of the separate requirements for each such use and provided that all regulations governing location of accessory parking spaces in relation to the use served are adhered to.

- J. The use of any required parking space for storage of any motor vehicle for sale, or for any other purpose other than the parking of motor vehicles, is prohibited.
- K. All on-street parking is prohibited.

SECTION 4.02 DESIGN STANDARDS

A. The following minimum design standards shall be observed in laying out off-street parking facilities:

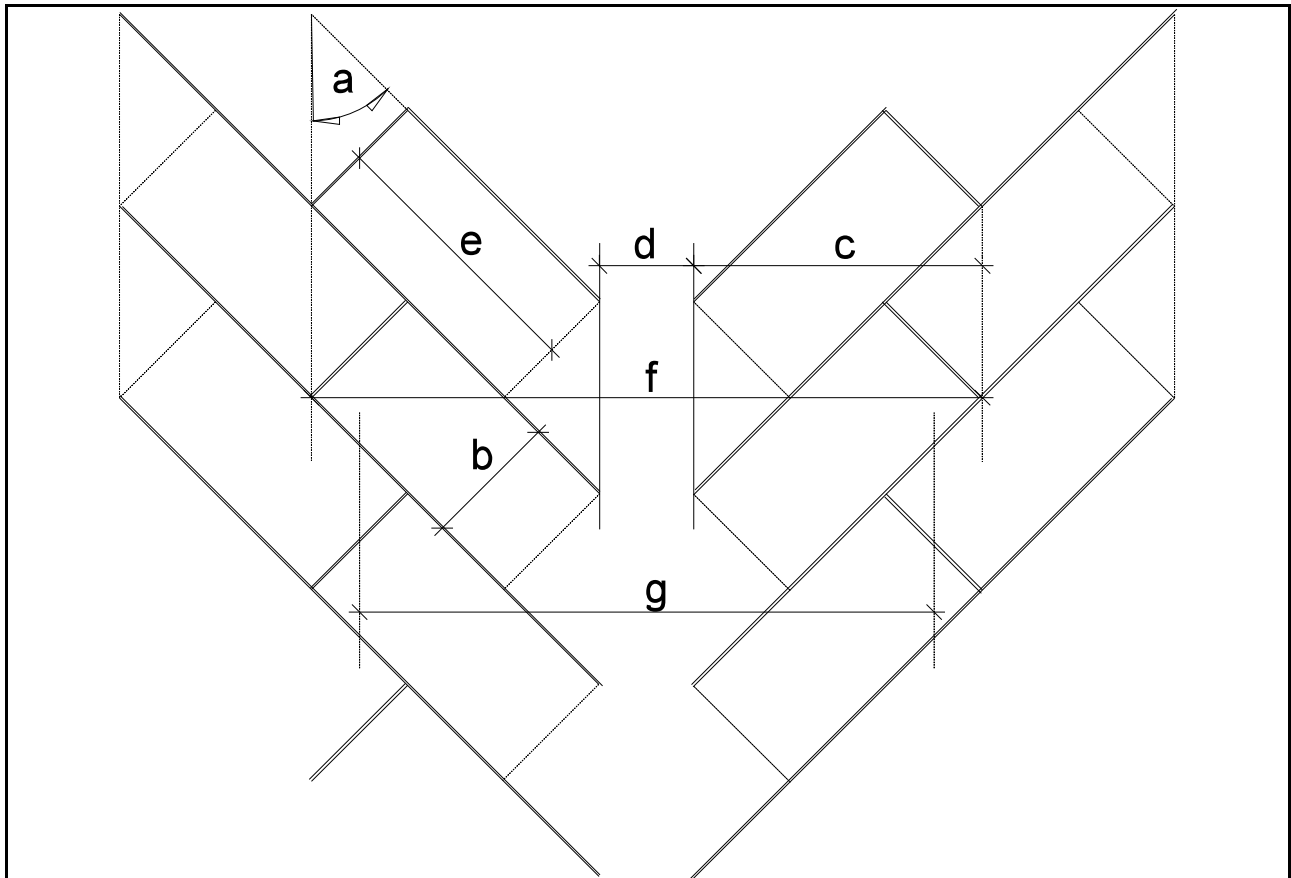


Figure 4-1 - Off-Street Parking Facility Design Standards

<u>a</u> <u>PARKING</u> <u>ANGLE</u>	<u>b</u> <u>STALL</u> <u>WIDTH</u>	<u>c</u> <u>ISLE</u> <u>TO CURB</u>	<u>d</u> <u>AISLE</u> <u>WIDTH</u>	<u>e</u> <u>STALL</u> <u>LENGTH</u>	<u>f</u> <u>CURB</u> <u>TO CURB</u>	<u>g</u> <u>OVERLAP</u> <u>TO CURB</u>
0°-15°	9 feet	9 ft.	12 ft	23 ft	30'/38'6"	0'/30'0"
16°-37°	9 feet	16'9"	11 ft	18 ft	44'6"	36'8"
38°-57°	9 feet	19'7"	13 ft	18 ft	52'2"	46'4"
58°-74°	9 feet	20'0"	18 ft	18 ft	58'	55'0"
75°-90°	9 feet	18'0"	22 ft	18 ft	58'	58'0"

B. Off-street parking facilities shall be drained to eliminate standing water and

prevent damage to abutting property and/or public streets and alleys. Off-street parking areas shall be maintained in a clean, orderly and dust-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles, equipment, materials or supplies.

- C. Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence or curbing or other approved protective device, or by distance so that vehicles cannot protrude over publicly owned areas.
- D. Location and design of entrances and exits shall be in accord with the requirements of applicable Parish traffic regulations and standards. Landscaping, curbing or approved barriers shall be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.
- E. Interior drives shall be of adequate width to serve a particular design arrangement of parking spaces.
- F. Parking spaces in lots of more than 10 spaces shall be marked by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to insure efficient traffic operation of the lot.
- G. Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be arranged to eliminate glare on residential property by location of light fixtures or use of fixtures designed to eliminate direct view of luminaries in fixtures from residential property.
- H. When surface off-street parking areas for ten (10) or more automobiles are located closer than fifty (50) feet to a lot in a residential district, or to any lot upon which there is a dwelling as a permitted use under these regulations, and where such parking areas are not entirely screened visually from such lot by an intervening building or structure, there shall be provided along the lot line a continuous visual screen with a minimum height of six (6) feet. Such screen may consist of a compact evergreen hedge or foliage screening or a louvered wall or fence.

SECTION 4.03 MINIMUM PARKING REQUIREMENTS

RESIDENTIAL

ZONING DISTRICT CLASSIFICATION OR USE	MINIMUM OFF-STREET PARKING SPACE REQUIREMENT
SINGLE FAMILY	
Single and two family residential	2.0 per dwelling unit
Single Family - Attached	2.0 per dwelling unit
MULTI-FAMILY	
Multi-Family - 1 bd. rm.	1.5 per dwelling unit
Multi-Family 2 bd. rm.	1.75 per dwelling unit
Multi-Family - 3 (+) bd. rm.	2.0 per dwelling unit
Apartment complexes	2.0 per dwelling unit
OTHER RESIDENTIAL USES	
Apartment Hotel	1 space per permanent dwelling unit and/or 1 space per each 2 non-transient sleeping rooms
Tourist Homes	1 space per each unit or room plus 1 for the owner or manager.

OFFICE/PROFESSIONAL USES

ZONING DISTRICT CLASSIFICATION OR USE	MINIMUM OFF-STREET PARKING SPACE REQUIREMENT
OFFICE/PROFESSIONAL USES	
Office/Professional Office and/ or groups of buildings of similar nature	1 space per each 350 S. F. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage.
For other permitted uses in such districts parking space shall be provided on the basis of the appropriate category:	
* Uses involving public assembly of groups of people for whatever reason	1 space per each 4 seats, based on total capacity

* Uses involving institutional functions	1 space per each 200 Sq. Ft. of gross floor area
ZONING DISTRICT CLASSIFICATION OR USE	MINIMUM OFF-STREET PARKING SPACE REQUIREMENT
HEALTH AND MEDICAL USES	
Institutional and Commercial Medical Uses, Clinics, Medical Office Buildings	1 space per each 175 Sq. Ft. of gross floor area plus 1 space per doctor on duty and 2 for every 3 employees on duty
Out-patient clinics, out-patient facilities a part of hospitals, medical centers, etc.	1 space per each 175 Sq. Ft. of gross floor area plus 1 space per doctor on duty and 2 for every 3 employees on duty
Nursing homes, sanitariums, convalescent homes, institutions for care of aged, children, etc	0.5 per bed plus 1 space per doctor on duty and 2 for every 3 employees on duty
Hospital, medical center, other treatment facility	1.75 per bed, plus the number required, based on Sq. Ft. measurements for office, clinic, testing, research, administrative, teaching and similar activities associated with the principal use, at 1 space per each 175 Sq. Ft. of gross floor area except for teaching facilities which shall be 1 space per each 4 seats.
Veterinary Clinics and Hospitals	1 space per 175 square feet of office area excluding area for boarding. A minimum of six (6) spaces shall be provided

COMMERCIAL USES

ZONING DISTRICT CLASSIFICATION OR USE	MINIMUM OFF-STREET PARKING SPACE REQUIREMENT
Light or Neighborhood Commercial (LC or C-1) Uses	
Specialty retail shops for the sale of books, educational and/or arts and craft supplies; floral items; gifts; antiques; and clothing and photographic studios	1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage

Dance and music studios	1 space for every 4 students based upon the maximum occupancy, plus 2 for every 3 employees.
Neighborhood (C-1) or Highway Commercial (C-2) Uses	
Retail uses such as barber shops, beauty shops, bakeries, drug stores, hobby shops, dry cleaning and/or laundries, food stores, garden supply stores, hardware stores, stationary stores, jewelers, shoe stores, sporting goods stores, toy stores and accessory uses incidental to such typical uses listed above.	1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage
Convenience stores	1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage with a minimum of 6 customer spaces
Drive-In Banks, and similar uses	1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage plus reservoir space as determined by Department of Development
Automobile service stations and garages for minor repair (excluding body shop, engine repair, painting)	1 space per each 350 Sq. Ft. of area plus 2 spaces for every 3 employees with a minimum of 6 spaces for customer vehicles
Restaurants and restaurants with lounges	1 space per every 4 seats plus 2 spaces for every 3 employees

COMMERCIAL USES (Contd.)

ZONING DISTRICT
CLASSIFICATION OR USE

MINIMUM OFF-STREET PARKING SPACE
REQUIREMENT

Highway Commercial (C-2) Uses

Retail and service uses such as banks, financial institutions, bicycle sales and repair, blueprinting and photocopy establishments, business machine sales and service, carpet stores, interior decorating shops, building supply, paint and wallpaper stores, post offices, TV and radio repair shops and accessory uses incidental to such typical uses listed above

1 space per each 400 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage

Amusement establishments

1 space per each 4 occupants based on maximum occupancy of the use plus 2 for each 3 employees

Autobody repair

6 spaces for customer vehicles

Automotive and mobile home sales

1 space per each 400 Sq. Ft. of gross floor area plus 1 space per each 700 Sq. Ft. of total outdoor sales area with a minimum of 6 spaces for customers

Car washes

1 space per each employee plus reservoir space for at least 6 times the bay capacity of the facility, with a minimum of 10

Bars and lounges

1 space per each 4 seats and 2 spaces for every 3 employees

Catering Establishments

1 space per each 4 occupants based on maximum occupancy of the use plus 2 spaces for every 3 employees

Hotels and motels

1 space per each room plus additional spaces as required for other functions such as bar, restaurant, etc.

Liquor Stores

1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage with a minimum of 6 spaces for customer vehicles

Department stores	1 space per each 350 Sq. Ft. of gross floor area
Motion picture theaters	1 space per each 4 seats
Funeral Parlors	1 space per each 4 chapel seats
Mini warehouses	A minimum of 6 spaces for customer parking. No parking shall block storage bays

ZONING DISTRICT CLASSIFICATION OR USE

MINIMUM OFF-STREET PARKING SPACE REQUIREMENT

Highway Commercial (C-2) Uses (Contd.)

Storage, testing, repairing or similar service uses	1 space per each 700 Sq. Ft. of storage area plus 1 space per each 400 Sq. Ft. of office, sales or other space to be used by visitors, customers or salesmen
Other commercial uses	As may be established by the Department of Development and/or made a condition of Conditional Use Permits

INDUSTRIAL USES

ZONING DISTRICT CLASSIFICATION OR USE

MINIMUM OFF-STREET PARKING SPACE REQUIREMENT

Light Industrial Uses (M-1)

Battery and tire stations, building material sales, bus terminals, machinery sales, printing establishments, service establishments, trailer sales and rental and special uses as permitted	1 space per each 400 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage
Storage, testing, repairing, warehousing or similar establishments	1 space per each 1,000 Sq. Ft. of storage area plus 1 space per each 350 Sq. Ft. of office, sales or other space to be used by visitors, customers or salesmen
Other light industrial uses	1 space per 1,000 Sq. Ft. plus 1 space per each 350 Sq. Ft. of office, sales or similar space

Intermediate Industrial Uses (M-2)

Assembly, manufacturing, processing, packaging and treatment plants 1 space per 1,250 Sq. Ft. plus 1 space per each 350 Sq. Ft. of office, sales or similar space

Heavy industrial uses (M-3)

Canneries; paper, petroleum, rubber or wood product manufacturing; steel mills 1 space per 1,500 Sq. Ft. plus 1 space per each 350 Sq. Ft. of office, sales or similar space

Asphalt or concrete batching plants, bulk petroleum product storage uses and landfills 2 spaces for each 3 employees plus 1 space per each 350 Sq. Ft. of office, sales or similar space

EDUCATIONAL & RELATED USES

ZONING DISTRICT CLASSIFICATION OR USE MINIMUM OFF-STREET PARKING SPACE REQUIREMENT

Day Care Centers Minimum of 5 spaces plus 2 for every 3 employees, or as determined by Department of Development

High Schools 1 space per each employee plus 1 space for every 10 students

Elementary Schools 1 space per each classroom and each other room used by students plus 1 for each 10 full time students

Colleges, Junior Colleges, Technical Schools, Universities, etc. As determined by the Department of Development

Fraternities, Sororities, Dormitories and Related Buildings 0.5 per bed.

School Auditoriums* 1 space per each 4 seats.

School Gymnasiums, Stadiums, Field Houses, Grandstands and related structures or facilities.* 1 space per each 4 seats.

* Credit for spaces available on the campus may be granted for up to 100% of the space requirement for these uses.

RECREATIONAL USES

ZONING DISTRICT CLASSIFICATION OR USE	MINIMUM OFF-STREET PARKING SPACE REQUIREMENT
Parks, athletic fields, tennis and pool facilities, golf courses, etc.	As determined by Department of Development.
Recreational and community center buildings, recreation clubs, related uses	Spaces equal to 30% of total permitted occupancy or as determined by Department of Development.
Enclosed recreational buildings, specialized facilities and related uses	As determined by Department of Development.
Open recreational facilities including camps, youth facilities, training facilities, etc.	As determined by Department of Development.
Gymnasiums, stadiums, field houses, grandstands and related facilities.	Spaces equal to 30% of total permitted occupancy or as determined by Department of Development
Commercial recreation	As determined by Department of Development

MISCELLANEOUS USES

ZONING DISTRICT CLASSIFICATION OR USE	MINIMUM OFF-STREET PARKING SPACE REQUIREMENT
Planned Unit Development	As required for each individual use or as may be determined by Department of Development based on the review of project plans and the determination of parking requirements
Public Utility or Public Service Uses	As determined by Department of Development
Religious Institutions, Churches, Temples, Chapels, etc.	1 space per each 4 seats, based on total capacity.
Convents, seminaries, rectories, parish houses, other religious uses	As determined by Department of Development
Clubs, lodges and fraternal organizations	1 space per each 4 occupants based on maximum occupancy of the use plus 2 for each 3 employees.

Public libraries, museums and other non-recreational public facilities	1 space per each 600 Sq. Ft. of floor area open to the public
Convention centers	1 space per each 4 occupants based upon maximum occupancy of use plus 2 spaces for every 3 employees
Marinas	As determined by Department of Development
Farmer's markets and vegetable stands	1 space per each 350 Sq. Ft. of area with a minimum of 6 spaces for customer vehicles.
Home Occupations	As determined by Department of Development

SECTION 4.04 MINIMUM OFF-STREET LOADING REQUIREMENTS

- A. Every hospital, institution, hotel, commercial or industrial building or use having a gross floor area in excess of seventy-five hundred (7,500) square feet of space and requiring delivery trucks shall have at least one permanently maintained off-street loading space for each seventy-five (7,500) square feet of gross floor area or fraction thereof and so located as not to hinder the free movement of pedestrians and vehicles over sidewalks, streets, and alleys.
- B. Retail operations, wholesale operations and industrial operations with a gross floor area of less than seventy-five hundred (7,500) square feet shall provide sufficient off-street loading space (not necessarily full berth if shared by an adjacent establishment) so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street, or alley.
- C. Each required off-street loading and/or unloading space shall be designed with direct access via an approved access drive, to a deeded right-of-way which offers satisfactory ingress and egress for trucks. Access drives or aisles shall be laid out with a width of at least twelve (12) feet for one-way circulation and at least twenty four (24) feet for two-way circulation.

Off-street loading and/or unloading space shall be so designed and constructed so that all maneuvering for loading and/or unloading can take place entirely within the property lines of the premises. Such off-street loading and/or unloading space shall be so located as not to hinder the free movement of pedestrians and vehicles over sidewalk, street, road, highway or deeded rights-of-way.

- D. The off-street loading and/or unloading requirements, as listed in this ordinance, shall apply at any time any building is enlarged or increased in capacity by adding floor area.
- E. Design and Maintenance
 - 1. Lighting - Any lighting used to illuminate off-street loading and/or unloading areas shall be directed away from property in any residential district as well as public roads in such a way as not to create a nuisance.
 - 2. Spaces Allocated to Any Off-Street Loading and/or Unloading Spaces - These spaces shall not be used to satisfy the space requirements for any off-street parking facilities or portion thereof.

SECTION 4.05 REDUCTION OF REQUIRED SPACES

- A. Joint use up to fifty (50) percent of required parking spaces may be permitted for two or more uses provided that:
 - 1. The applicant for development approval can demonstrate that the uses will not substantially overlap in hours of operation; or;
 - 2. The proposed development is a bank, office, retail sales establishment, or manufacturing company and the applicant intends to share parking facilities with a church, theater or restaurant.
- B. Joint use of up to one hundred (100) percent of the required parking spaces may be permitted for churches or schools if the parking will be provided off-site, the total amount of required parking, provided in conjunction with a bank, office, retail sales establishment or manufacturing company.
- C. If an applicant for development approval can demonstrate that employee parking facilities will be provided off-site, the total amount of required parking, provided on site or within five hundred (500) feet of the site, may be reduced up to fifteen (15) percent.
- D. Compact car stalls will be allowed only for hotels and office parking. The maximum number of compact car stalls allowed is as follows:

Number of Parking Spaces Provided for the Use	Percentage Compact Spaces Allowed
0-99	0%
100-199	10%
200-299	15%
300-399	20%
400-499	25%

SECTION 4.06 SALE OF MOTORIZED VEHICLES, WATERCRAFT AND TRAILERS ON PRIVATE PROPERTY AND PUBLIC RIGHTS OF WAY. (Amended 03/15/2001 ZC00-11-078 OCS# 01-0281)

- A. No person shall park any motor vehicle, watercraft or trailer upon any private property owned by another, at any given time, for the purpose of displaying such motor vehicle, watercraft or trailer for sale, hire or rental without the express written permission of the property owner prominently displayed on the motor vehicle, watercraft or trailer.
- B. No property owner shall give permission to any other person for display of a

motor vehicle, watercraft or trailer for sale, hire or rental more frequently than three (3) occasions per calendar year.

- C. The parking of any motor vehicle, watercraft or trailer upon any state or parish rights of way for purposes of advertising same for sale, hire or rental is expressly prohibited.
- D. Nothing in this section shall prohibit the display of vehicles upon the property of any duly zoned and permitted new or used car, trailer or watercraft dealership.
- E. Nothing in this section shall prohibit the owner of any motor vehicle, watercraft or trailer from displaying said vehicle for sale, hire or rental on his or her own private property.
- F. Penalties - Violations of this section by the owner of any private property or the owner of any motor vehicle, watercraft or trailer shall subject either or both parties to the penalties described in Section 1-011.00 of the Parish Code of Ordinances.