



Off-Street Parking Information

from Chapter 21, Subdivision and Development

Excerpt from Chapter 21, Subdivision and Development, of the City of Richardson, Texas Code of Ordinances.

Note: Due to the adoption of the Main Street/Central Expressway Form Based Code (Ordinance 4097), section 21-52 (b) no longer applies. Please refer to Ordinance 4097 for current parking requirements for properties within this area.

Sec. 21-52. Off-street parking.

- (a) Notwithstanding any other ordinance or provision of this chapter to the contrary, the required off-street parking spaces shall be provided on the same platted lot as the use they are to serve.
- (b) The Main Street revitalization area is hereby created for purposes of this chapter. The boundaries of the Main Street revitalization area include the area bounded by: the south property line of the Original Town of Richardson, lot 6A, block 26, extending to Interurban Street along the north; Greenville Avenue along the east; Polk Street along the south; and, Interurban Street along the west. The off-street parking provided for any property within the Main Street revitalization area existing at the time of passage of this chapter shall be deemed conforming and in compliance with the off-street parking requirement for any use permitted by the zoning, provided, however, such use does not require any new construction or zoning change, including a special use permit. The off-street parking requirements set forth in this chapter shall apply to any property in the Main Street revitalization area for which a change in zoning or special use permit is required, or if new construction is required even for a permitted use within the zoning district.
- (c) Upon written application to the commission and at a regularly scheduled meeting, the commission shall be authorized to consider requests to allow the joint use of parking facilities which serve complimentary land uses; provided, such uses are located within the planned development district. When considering such requests, the commission shall consider hours of operation, proximity of such complimentary uses and any other criteria it deems necessary in reaching a decision on the approval or denial of such requests. Each request shall be based on its individual merits and circumstances.
- (d) The parking design manual shall govern the design for off-street parking and corner clip requirements.
- (e) Off-street parking shall be constructed in accordance with the design standards.
- (f) Construction plans sufficient for review to ensure compliance with development and drainage requirements shall be submitted and approved by the development engineer prior to the construction of the parking area improvement.
- (g) All parking areas shall be maintained to minimum construction specifications and shall be free of holes and other defects which would collect water or other debris and cause further deterioration of the parking surface or would in any way impair the movement of a vehicle using said parking area. Repairs shall be done in accordance with the design standards.

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- (h) Where an existing parking area is constructed of asphalt, the parking lot may be maintained and repaired in accordance with the city's asphalt repair procedure detail so long as the minimum amount of repair required to meet the minimum construction standard is, in the opinion of the development engineer, less than 50 percent of the total area of the parking area.
- (1) Where the minimum amount of repair required to meet the minimum construction standard is, in the opinion of the development engineer, 50 percent or more of the total area of the parking area, the parking lot shall be reconstructed to conform to the design standards.
 - (2) In instances where improvements are required for asphalt lots requiring 50 percent or more repair or rehabilitation of the paved area, and no building expansion is requested, provision of landscaping improvements shall be limited to those areas adjacent to the parking lot and/or visible from the adjacent street, without regard to compliance with minimum landscape area requirements of the zoning ordinance. The director shall be authorized to determine appropriate limits of paving area and landscape improvements in order for a property to achieve compliance with this section.
- (i) The number of required off-street parking spaces shall be determined by the gross floor area or other measures as follows:
- (1) *Retail/commercial uses.*
 - a. *Bowling alleys.* Six spaces per bowling alley.
 - b. *Childcare center.* One space per 300 square feet of gross building square footage.
 - c. *Furniture, home furnishings, and appliance sales.* One space per 500 square feet of building floor area.
 - d. *Hotel--Full service.* One and one-fourth spaces per guestroom.
 - e. *Hotel--Limited service; suite or motel.* One space per guestroom.
 - f. *Motor vehicle repair facilities and service stations.* Five spaces, plus two spaces per service bay.
 - g. *Motor vehicle sales and service center.*
 1. Showroom, sales and administrative office areas shall provide parking in accordance with the retail sales and service facilities ratio.
 2. Service facilities shall provide parking in accordance with the motor vehicle repair facilities and service station ratio.
 3. Thirty percent of the required parking shall be designated as customer parking and shall not be used for storage or display of vehicles for sale.
 - h. *Movie theaters, theaters conducting live performances and dinner theaters.* One space per three seats in the facility.

Off-Street Parking Information (cont'd)

- i. *Private recreation facilities, including dance studios, health studios, martial arts schools, and weight training facilities.* One space per 100 square feet of activity area, excluding those areas used for locker rooms, bathing areas, offices, and other ancillary uses.
 - j. *Restaurants and establishments for the sale and/or consumption of food and/or drink on or off the premises, with seating provided for patrons.* One space per 100 square feet of building floor area.
 - k. *Retail nurseries and greenhouses.* One space for each 200 square feet of building floor area (including covered or greenhouse areas), plus one space per 1,500 square feet of outdoor sales and storage area.
 - l. *Retail sales and service facilities.*
 - 1. Buildings of less than 10,000 square feet. One space per 333 square feet of building floor area.
 - 2. Buildings of 10,000 square feet or more. 30 spaces, plus one space per 200 square feet of building floor area in excess of 10,000 square feet.
 - 3. [Allowable reduction.] Retail buildings or centers having a combined gross building floor area of 100,000 square feet or greater on a single platted lot shall be allowed to reduce the overall number of required parking spaces by ten percent. The approved site plan for the retail center shall indicate the total number of spaces required for the property by use (office, retail, restaurant, etc.) and the total number required with the application of the ten percent reduction.
 - m. *Tennis, racquetball and squash facilities.* Six spaces per game court, plus parking that may be required for exercise and weight room areas, excluding locker rooms, bathing areas and other ancillary uses.
- (2) *Office uses, including banks, financial institutions, medical offices, and areas designated for office use within industrial buildings.*
- a. *For buildings of less than 75,000 square feet.* One space per 250 square feet of building floor area.
 - b. *For buildings of 75,000 square feet or more.* One space per 300 square feet of building floor area.
- (3) *Industrial uses.*
- a. *Areas designated for assembly, manufacturing, or research laboratory.* One space per 400 square feet of building floor area.
 - b. *Areas designated for showroom or warehouse.* One space per 1,000 square feet of building floor area.
 - c. *Self-storage warehouses.* One space per 20 units plus parking required for office areas in accordance with the ratio for office uses. In no case shall fewer than five customer spaces be provided and indicated on the approved site plan.
 - d. *Technical training school.* One space per 100 square feet of classroom floor area.

Off-Street Parking Information (cont'd)

- (4) *Religious institution.* One space for each three seats in the main sanctuary.
- a. All religious institution parking shall be provided on the same lot as the sanctuary or on an adjacent lot, except that parking in excess of that required to meet the minimum city codes may be provided on school premises with the authorization of the appropriate school district authorities. Parking on a lot which abuts the lot upon which the main structure is located, but is separated from said lot by a dedicated street or alley, is permitted only in accordance with the provisions of the comprehensive zoning ordinance.
 - b. Parking for a religious institution in residential districts shall not be permitted within any above-grade structure nor shall any parking lot configuration isolate eight or fewer lots from any other adjacent single-family lots.
 - c. If such parking area is to be illuminated, an illumination plan shall be approved by the commission prior to the installation of such lighting. All light standards shall be installed to direct glare away from adjacent residential properties.
- (5) *Apartment.* Off-street parking spaces shall be provided behind the front building line, in the side or rear setback in accordance with the following requirements:
- a. Off-street parking spaces shall be provided to meet the requirements of the residents and their guests at a ratio of at least two spaces per apartment unit in the project.
 - b. Every apartment project shall provide enclosed garages or covered carports within the development. Garages and carports may be attached or detached and must be provided at a ratio of one-half garages and/or carports per dwelling unit within the development. Attached garages shall be constructed as an integral part of the apartment building. Detached garages shall be compatible with the apartment buildings in design and building materials, including roof coverings. Carports, whether attached or detached, shall be compatible with the main structure in design and building materials, including roof coverings. Where carports are constructed they may not be built parallel to any street.
 - c. The parking of boats, trailers and recreational vehicles shall be prohibited, except where storage area is provided for this purpose. Where such a storage area is provided, it shall accommodate the boats, trailers and other recreational vehicles owned by residents of the development only. The storage area shall not be located adjacent to any street or within any required front yard area and shall be screened from any abutting single-family or duplex property by means of a masonry screening wall. Parking provided in this storage area shall not count toward the required parking for the apartment development.
 - d. No parking area or vehicle storage space shall be used for the storage or parking of any truck, truck trailer or van, house trailer, except one panel or pickup truck, not exceeding one-ton capacity may be kept on the premises if used in connection with maintenance and management of the apartment project.

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- e. If such parking area is to be illuminated, an illumination plan shall be approved by the commission prior to the installation of such lighting. All light standards shall be installed to direct glare away from adjacent residential properties
- (6) *Miscellaneous.* For residential, residential attached, patio home and duplex district parking regulations, refer to the comprehensive zoning ordinance.

(Ord. No. 3599, § 1, 3-26-07)