

**CITY OF THE COLONY, TEXAS  
VEHICLE PARKING, PARKING LOT AND ON-SITE TRAFFIC REGULATIONS  
ORDINANCE NO. 2014-2071**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF THE COLONY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THE COLONY, TEXAS, BY REPEALING IN ITS ENTIRETY APPENDIX A, SECTION 13, SECTIONS 13-100 TO 13-200, ENTITLED “VEHICLE PARKING REGULATIONS,” AND BY REPEALING IN ITS ENTIRETY APPENDIX A, SECTION 10A-1400, ENTITLED “DRIVE THRU REGULATIONS;” AND BY REPLACING THESE SECTIONS WITH A NEW APPENDIX A, SECTION 13, SECTIONS 13-101 TO 13-120, ENTITLED “VEHICLE PARKING, PARKING LOT AND ON-SITE TRAFFIC REGULATIONS;” PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH AND EVERY OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 211.006(a) of the Texas Local Government Code requires the City of The Colony, Texas, to publish notice of a public hearing concerning a zoning amendment before the 15th day before the date of the public hearing; and

**WHEREAS**, Appendix A, Section 24-101(4) of the Code of Ordinances of the City of The Colony, Texas, provides the following, “A public hearing shall be held by the governing body before adopting any proposed amendment, supplement or change. Notice of such hearing shall be given by publication in a newspaper of general circulation in the City of The Colony stating the time and place of such hearing which time shall not be earlier than fifteen (15) days from the date of publication;” and

**WHEREAS**, the Planning and Zoning Commission and the City Council of the City of The Colony, Texas, in compliance with the laws of the State of Texas, and the Code of Ordinances of the City of The Colony, Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of The Colony, Texas, is of the opinion and finds that said changes should be granted, and that the Code of Ordinances should be amended.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF THE COLONY, TEXAS:**

**SECTION 1.** That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2.** That Appendix A, Section 13, Sections 13-100 to 13-200, entitled “Vehicle Parking Regulations,” and Section 10A-1400 of the Comprehensive Zoning Ordinance

of the City of The Colony, Texas, entitled “Drive-Thru Regulations,” are hereby repealed in their entirety, and is replaced with a new Appendix A, Section 13, Sections 13-101 to 13-120, of the Comprehensive Zoning Ordinance of the City of The Colony, Texas, entitled “Vehicle Parking, Parking Lot and On-Site Traffic Regulations,” a copy of which is attached hereto as ***Exhibit A*** of this Ordinance, and is incorporated herein for all purposes.

**SECTION 3.** If any section, article paragraph, sentence, clause, phrase or word in this Ordinance, or application thereto any persons or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 4.** That all provisions of the ordinances of the City of The Colony, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby amended, repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 5.** That any person, firm or corporation violating a provision of this Ordinance, upon conviction, is guilty of a misdemeanor and shall be subject to a fine in the sum not to exceed Two Thousand Dollars (\$2,000.00) for each offense and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

**SECTION 6.** That this Ordinance shall become effective from and after its date of passage in accordance with law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF THE COLONY, TEXAS, THIS 6th day of May, 2014.**

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/s/Joe McCourry, Mayor

**ATTEST:**

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/s/Christie Wilson, City Secretary

**APPROVED AS TO FORM:**

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/s/Jeff Moore, City Attorney

***Exhibit A***  
**Vehicle Parking, Parking Lot and On-Site Traffic Regulations**

**SECTION 13.           VEHICLE PARKING, PARKING LOT AND ON-SITE TRAFFIC REGULATIONS**

**Sec. 13-101.   Generally**

These requirements apply generally to all districts except as otherwise noted:

- (a)   Except as expressly allowed in this Section, required off-street parking spaces must be located on the same lot or parcel as the principal use. No off-street parking shall be allowed within required setbacks, except that parking for single family and two family dwellings may be located in the driveway of the individual units.
- (b)   In all Residential Zoning Districts and the Office Districts (O-1 and O-2), no parking space, garage or carport or other automobile storage space or structure shall be used for the storage of any truck or trailer except a panel or pickup truck not exceeding one (1) ton gross registered carrying capacity.
- (c)   In all Residential Zoning Districts, except for the Manufactured Home (MH) districts, a boat or recreational vehicle including a motor home or travel trailer may be parked or stored on the residential premises of the owner provided that such boat, vehicle or motor home may be parked or stored only within that portion of the residential lot which is located to the rear of the required front yard line.
- (d)   The floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the floor area for off-street parking requirements.
- (e)   Private access drives to parking lots or areas which are accessory to or serve nonresidential uses in the O-1, O-2, GR, C, I or nonresidential PD district shall not be through residential districts.
- (f)   An enclosed, attached garage of not less than 440 square feet in floor area and with a minimum width of twenty (20) feet shall be provided upon initial construction to each and every single-family dwelling unit, regardless of zoning district.

**Sec. 13-102.   Applicability**

- (a)   *New Development.* The off-street parking standards of this Section apply to all new buildings and uses.
- (b)   *Expansions and Alterations.* The off-street parking standards of this Section apply when an existing structure or use is expanded or enlarged. Additional off-street parking spaces will be required only to serve the enlarged or expanded area, not the entire building or use, provided that in all cases the number of off-street parking spaces provided for the

entire use (pre-existing plus expansion) must equal at least seventy-five (75) percent of minimum ratio established in Section 13-108.

- (c) *No Reduction Below Minimums.* Existing parking spaces may not be reduced below the minimum requirements established in this Section. Any change in use or manner of operation that increases applicable off-street parking requirements will be deemed a violation of this Zoning Ordinance unless parking spaces are provided in accordance with this Section.
- (d) *Certificate of Occupancy.* Compliance with the requirements of this Section shall be considered a condition precedent to the receipt of a Certificate of Occupancy from the City of The Colony for any use.

#### **Sec. 13-103. Off-Street Parking**

- (a) For all parking adjacent to a public thoroughfare; parking spaces so situated that the maneuverings of a vehicle in entering or leaving such spaces is done on a public street shall not be classified as off-street parking in computing any parking requirements herein, except in Duplex (D), Townhouse (TH), and Multiple Family (MF-1, MF-2, MF-3, and MF-4) Districts.
- (b) No off-street parking space shall be located either in whole or in part, in a public street or sidewalk, parkway, alley or other public right-of-way, unless specifically addressed in a Planned Development (PD) zoning district. Maneuvering areas located adjacent to a public street shall be computed from the curb line of the street. Sidewalk areas shall be a minimum of four (4) feet wide and shall be permanently designated. All sidewalks shall be located on public property, or if entirely or partially located on private property, a pedestrian easement shall be provided at the time of platting for the public use of the sidewalk.
- (c) No off-street parking or loading space shall be located, either in whole or in part, within any fire lane required by ordinance of the City within aisles, driveways, or maneuvering areas necessary to provide reasonable access to any parking space, except in the Agricultural (A) District.
- (d) No required off-street parking or loading space shall be used for sales, non-vehicular storage, repair, display or service activities.
- (e) Lighting facilities, if provided, shall be so arranged as to be reflected away from property zoned or used for residential purposes.

#### **Sec. 13-104. Parking Lot Construction Materials**

- (a) All parking lots, parking spaces and loading berths required herein, together with aisles and maneuvering area, shall have an all-weather surfacing, enclosed or unenclosed, and shall be connected by an all-weather surfaced driveway to a street or alley. An all-

weather surface shall be construed to mean a minimum of five (5) inch thickness, 3,000 psi compressive strength concrete at twenty-eight (28) days, and reinforced with #3 rebar on eighteen (18) inch centers both ways, over six (6) inch compacted soil subgrade to ninety-five (95) percent Standard Proctor Density.

- (b) Upon approval of the City Engineer, a bituminous asphaltic paved surface may be used in lieu of, or in-conjunction with, a Portland cement concrete paved surface in Non-Residential and Planned Development (PD) Zoning Districts.

#### **Sec. 13-105 Parking Lot Maintenance**

All on-site aprons, curbs, gutters, sidewalks, parking lots, parking spaces, stairs, storm water infrastructure, walkways and similar areas shall be kept in a proper state of cleanliness, have a maintained appearance, be in good repair and structurally sound, and maintained free from hazardous conditions. The owner shall maintain the appearance and keep in good repair all on-site line stripping of directional arrows, handicap-parking stalls, parking stalls, painted curbs and signage.

#### **Sec. 13-106. Fire Lanes**

Fire lanes shall be provided in all multiple family, single family attached, manufactured/mobile homes, and non-residential developments, as required by the adopted fire code of the City. Fire lanes shall be a minimum width of twenty-four (24) feet of paving and shall have a minimum inside turning radius at curves of twenty (20) feet, or as required by the Fire Code and/or the Fire Chief of the City or his designee. The minimum overhead vertical clearance over fire lanes shall be fourteen (14) feet for a linear distance of fifty (50) feet on each side (i.e., in front of and behind, as where a fire apparatus would traverse underneath) of any overhead structure (e.g., canopy, roof overhang, vertical height control device, etc.).

#### **Sec. 13-107. Rules for Computing Number of Off-Street Parking Requirements**

The following rules apply when computing off-street parking requirements.

- (a) *Multiple Land Uses.* Except for Shopping Center type developments located in the General Retail (GR) and Planned Development (PD) zoning districts, lots containing more than one (1) use must provide parking in an amount equal to the total of the requirements for all uses.
- (b) *Fractions.* When measurements of the number of required spaces result in a fractional number, any fraction of one-half ( $\frac{1}{2}$ ) or less will be rounded down to the next lower whole number, and any fraction of more than one-half ( $\frac{1}{2}$ ) will be rounded up to the next higher whole number. Parking spaces located in buildings used for repair garages or auto laundries shall not be counted as meeting the required minimum parking.
- (c) *Area Measurements.* Unless otherwise specifically noted, all square footage-based parking standards shall be computed on the basis of Gross Floor Area (GFA).

- (d) *Employment and Occupancy-Based Standards.* For the purpose of computing parking requirements based on employees, students, residents or occupants, calculations shall be based on the greatest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.
- (e) *Unlisted Uses.* Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the City Manager or his designee shall apply the off-street parking standard specified for the listed use that is most similar to the proposed use, or he may require a parking study in accordance with the parking study requirements of Section 13-109.

#### **Sec. 13-108. Minimum Required Off-Street Parking**

- (a) *Off-Street Parking Schedule Established.* As indicated in Table 13-100, the following Off-Street Parking Schedule establishes the minimum number of off-street parking spaces to be provided for the use categories described in this Zoning Ordinance. Unless the applicable standard addresses employee parking, additional off-street parking spaces shall be provided to meet the projected demand for employee parking.
- (b) *Land Use Not Classified in Schedule.* 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 found in Section 10, Use of Land and Buildings, of Appendix A, Zoning Ordinance, the City Manager or his designee shall determine if such proposed use is similar in nature to any other use listed hereunder or in Section 10. 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 his designee, an amendment to this Section may be requested to establish off-street parking requirements of such proposed use. Such amendment shall be processed in accordance with Section 24, Amendments, of Appendix A, Zoning Ordinance.
- (c) *Appeal of Interpretation.* Any appeal of the City Manager or his designee's interpretation as to the nature of the use, for the purpose of determining and applicability of the parking regulations prescribed hereunder for such use, shall be submitted to the Board of Adjustment for consideration in accordance with the provisions of Section 21 of Appendix A, Zoning Ordinance.

**Table 13-100**  
**Off-Street Parking Schedule**

Use Categories	Specific Uses (ITE Land Use Number)	Minimum Number of Spaces
<b>Residential</b>		
Group Living	Nursing Home (620)	0.5 space per bed
Group Living	Assisted Living facility (254)	0.6 space per dwelling unit
Group Living	Multiple Family (221)	1.4 spaces per dwelling unit
Group Living	Senior Adult Attached Housing (252)	1.0 space per dwelling unit
Group Living	Other Group Living	1.0 space per 4 beds

Use Categories	Specific Uses (ITE Land Use Number)	Minimum Number of Spaces
<b>Schools/Institutional Uses</b>		
Care Facilities	Adult Day Care	1.0 space per 500 SF of GFA
Care Facilities	Assisted Living (254)	0.6 space per dwelling unit or suite
Care Facilities	Day and Child Day Care (565)*	3.5 spaces per 1,000 SF of GFA + drop off/pick-up area
Care Facilities	Nursing Home (620)	1.0 space per 2 beds
Care Facilities	Retirement/Personal Care Home (255)	1.3 spaces per dwelling unit or suite
Community Services	Community Center (495)	3.1 spaces per 1,000 SF GFA or 1 space per patron, whichever results in more spaces
Community Services	Library (Public or Private) (590)	3.5 spaces per 1,000 SF GFA
Community Services	Museum (580)	3.0 spaces per 1,000 SF GFA
Hospital	Hospital (610)	4.7 spaces per bed
Religious Institutions	Churches or other religious institutions (560)	1.0 space per 4 seats
Schools	Kindergarten , Elementary (520) and Middle Schools (522)	2.0 spaces per classroom
Schools	High School (530)	1.0 space per 2 students
Schools	Community College (540)	4.8 spaces per 1,000 SF of GFA
Schools	College/University (550)	1.2 spaces per 1,000 SF of GFA
Schools	Commercial or Trade School	1.0 spaces per 70 SF of classroom area
Household Living	Single Family (210) , Duplex, Townhome (230)	2.0 spaces per dwelling unit
Household Living	Manufactured Home	2.0 spaces per dwelling unit

\*Fifty (50) percent of the required parking spaces shall be located adjacent to the main entrance of the kindergarten or child day care center and situated that children will not be required to cross a fire lane, driveway or any other point of vehicular travel to enter the building of facility.

Use Categories	Specific Uses (ITE Land Use Number)	Minimum Number of Spaces
<b>Recreation/Parks</b>		
Recreation, Indoor	Minor Entertainment Events	1.0 space per every 2 customers + spaces for musicians, entertainers, and servers at event
Recreation, Indoor	Bowling Alley (437)	5.5 spaces per lane
Recreation, Indoor	Gun Range, indoor	1.4 spaces for each firing bay + 10 spaces for each instructional classroom, if provided
Recreation, Indoor	Health/Fitness Club (492)	5.5 spaces per 1,000 SF of GFA
Recreation, Indoor	Multiplex Movie Theater (445)	13.5 spaces per 1,000 SF of GFA
Recreation, Indoor	Fraternal Organization/Lodge	1.0 space per 200 SF of GFA
Recreation, Indoor	Neighborhood Amenity Center	5% of the total number of dwelling units with a minimum of 4 spaces
Recreation, Indoor	RV or Travel Trailer Park	1.0 space per RV stall + 2 spaces for on-site caretaker
Recreation, Indoor	All other uses not listed herein	1.0 space per 125 SF of activity area
Recreation, Outdoor	Driving Range	1.0 space per tee
Recreation, Outdoor	Golf course (Public or Private) (430)	8.5 spaces per hole
Recreation, Outdoor	Miniature Golf	2.0 spaces per hole
Recreation, Outdoor	Public horseback riding stalls	1.0 space for every 2 stalls
Recreation, Outdoor	Soccer Complex (488)	38 spaces per field
Recreation, Outdoor	Swimming Pool/Club, public or private	1.0 space per each 75 SF of deck and water surface
Recreation, Outdoor	Tennis courts/Club, public or private (491)	3.6 spaces per court
Recreation, Outdoor	All other not listed herein	1.0 space per 3,000 SF of activity area



Use Categories	Specific Uses (ITE Land Use Number)	Minimum Number of Spaces
<b>Vehicular Uses</b>		
Vehicle Uses	Automobile Parts Sales (843)	5.4 spaces per 1,000 SF of GFA
Vehicle Uses	Car Wash, Full Service	10.0 spaces per bay
Vehicle Uses	Car Wash, Self Service	3.0 spaces per bay
Vehicle Uses	Gasoline Filing Station (No repairs provided on premise)	1.0 space per 250 SF of GFA - 4 spaces minimum
Vehicle Uses	Other Limited Vehicle Service	2.0 spaces per service bay + 1 per employee (most populous shift)
Vehicle Uses	Quick Lube Facility	2.0 spaces per service bay
Vehicle Uses	Tire Store (848)	5.0 spaces per 1,000 SF of GFA
Vehicle Uses	Vehicle Repair	2.0 spaces per service bay +1 per employee
Vehicle Uses	Vehicle Sales/Leasing	1.0 space per each 4,000 SF of site area with a minimum of 4 spaces

Use Categories	Specific Uses (ITE Land Use Number)	Minimum Number of Spaces
<b>Office/Commercial</b>		
Clinic	Animal Hospital/Veterinary Clinic (640)	2.3 spaces per 1,000 SF of GFA
Clinic	Medical or Dental Clinic (630)	6.0 spaces per 1,000 SF of GFA
Clinic	Medical-Dental Office Building (720)	4.0 spaces per 1,000 SF GFA
Office	General Office Building (701)	4.0 spaces per 1,000 SF of GFA
Office	Government Office Building (730)	3.3 spaces per 1,000 SF GFA + 0.9 spaces for employee
Restaurants	Coffee/Donut shop with drive-thru window (937)	8.4 spaces per 1,000 SF of GFA
Restaurants	Restaurant, Sit Down/ Quality (1 hour or longer turnover)(931)	20.2 spaces per 1,000 SF of GFA
Restaurants	Restaurant, Sit Down/High Turnover (1 hour or less) (932)	14.3 spaces per 1,000 SF of GFA
Restaurants	Restaurants, Drive-Up	5.0 spaces in addition to service bays
Restaurants	Restaurants, Limited Service/Fast Food with drive-thru (934)	1.0 space per 150 SF of GFA with a 4 space minimum + required stacking spaces
Retail Sales and Service	Banks (Branch and Drive-thru) or other financial institutions (912)	3.3 spaces per 1,000 SF of GFA + required stacking spaces for drive thru
Retail Sales and Service	Bars/ Nightclubs	1.0 space per 2 persons maximum capacity
Retail Sales and Service	Convenience Store with fuel pumps (853)	13.0 spaces per 1,000 SF of GFA
Retail Sales and Service	Funeral Home/Mortuary	1.0 space per 4 seats
Retail Sales and Service	Hotel, Full Service	1.25 spaces per guest room
Retail Sales and Service	Hotel, Limited Service	1.0 space per guest room
Retail Sales and Service	Plant Nursery or Garden Shop	1.0 space per 200 SF of GFA
Retail Shopping Centers	Less than 15,000 SF of Gross Leasable	1.0 space per 200 SF of GLS

	Space (GLS)	
Retail Shopping Centers	15,000 to 400,000 SF of GLA	1.0 space per 250 SF of GLS
Retail Shopping Centers	400,000 to 600,000 SF of GLA	1.0 space per 300 SF of GLS
Retail Shopping Centers	600,000 SF or more of GLA	1.0 space per 350 SF of GLS
Retail Shopping Centers	Shopping Center with Motion Picture Theater	Add 1.0 space per 3.5 seats in theater
Retail, High Volume, Stand Alone	Hardware & building materials and Lumber yards (862)	5.0 spaces per 1,000 SF of GFA
Retail, High Volume, Stand Alone	Pharmacy/Drug Store with or without drive-thru (881)	5.0 spaces per 1,000 SF of GFA
Retail, High Volume, Stand Alone	Supermarkets (850)	5.8 spaces per 1,000 SF of GFA
Retail, Low Volume	“Big Box” stores such as clothing and department stores, and shopping complexes	3.3 spaces per 1,000 SF of GFA
Retail, Low Volume	Stand-alone stores such as appliance sales, furniture stores, repair shops and similar uses	2.5 spaces per 1,000 SF of GFA
Self-Service Storage	Self-Service Storage with no office rental (151)	1.0 space per 20 storage units 4 spaces minimum
Self-Service Storage	Self-Service Storage with office rental	1.0 space per 10 storage units 8 spaces minimum

Use Categories	Minimum Number of Spaces
<b>Industrial</b>	
General Light Industrial (110)	1.1 spaces for every 1,000 SF of GFA
Manufacturing, Assembly, Fabrication and Internet Retail Distribution (140)	1.3 spaces for every 1,000 SF of GFA, with a minimum of 4 spaces
Material Recycling Center	1.0 space for each 1,000 SF of processing area, excluding outside storage areas + 1 space for every 2 employees (max. on-duty day or night), whichever is greater + applicable standards for each non-processing use with a minimum of 4 spaces
Warehouse, Wholesale Sales, or Freight Movement	0 – 100,000 SF of total warehouse area: 1.0 space per 2,500 SF More than 100,000 SF of total warehouse area: 20 spaces + 1 space for each 5,000 SF of warehouse area

Use Categories	Minimum Number of Spaces
<b>Other</b>	
Agriculture	None, except 4 spaces per single family home
Aviation or Surface Passenger Terminals	1.0 space per employee + spaces required to satisfy projected peak parking needs
Call Center	1.0 space per 150 SF of GFA
Telecommunication Facilities (excluding amateur radio) , Electrical Substation, and other Utilities, Basic	1.0 space + 1 space per 2 full time employees on-site (max. on-duty day or night) + applicable standard for each non-industrial or other use
Unmanned Equipment Buildings/Cellular/PCS tower	0 spaces

### **Sec. 13-109. Parking Studies**

Parking studies shall be submitted by the applicant to establish off-street parking standards for uses that have not been assigned a specific off-street parking standard under this Section. A parking study shall include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Engineering Department and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study must document the source of data used to develop the recommendations and shall be prepared by a Registered Professional Engineer.

- (a) *Review by Engineering Department.* The Engineering Department shall review the parking study and any other traffic engineering/planning data relevant to the establishment of an appropriate off-street parking standard for the uses on the site plan. After reviewing the parking study, the Engineering Department shall establish a minimum off-street parking standard for the proposed uses on the site plan.
- (b) *Appeals.* Appeals of the Engineering Department's decision shall be taken to the Board of Adjustment in accordance with the procedures of Section 21 of Appendix A, Zoning Ordinance.

### **Sec. 13-110. Off-Street Parking Area Layout and Design**

All off-street parking areas and spaces shall be designed and constructed in accordance with the following requirements:

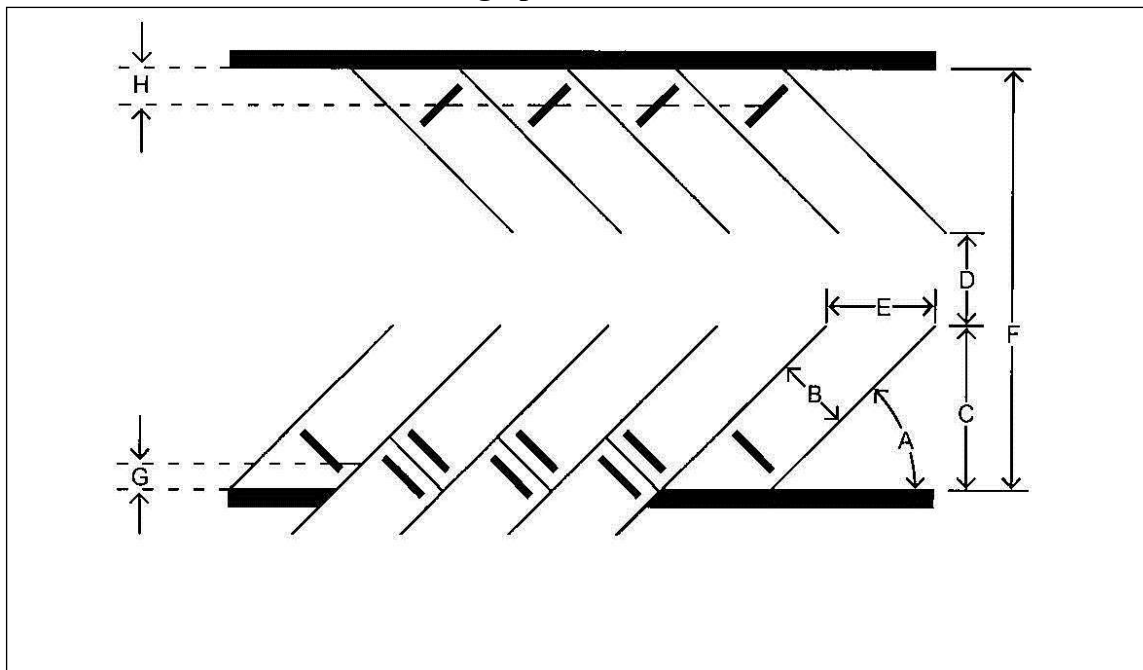
- (a) All off-street parking areas and spaces shall be designed and constructed as to have free ingress and egress to a public thoroughfare during operating hours;
- (b) All maneuvering for off-street parking shall be accomplished on private property, except in the case of single family, duplex and townhome dwelling units; and

(c) Minimum dimensions for off-street parking areas:

- (1) Minimum dimensions for off-street parking spaces and maneuvering aisles shall be determined by the application of Table 13-200, Full Size Parking Dimension Table and Figure 13-100, Parking Space and Stall Dimensions. Small car parking spaces are not permitted for use in the City of The Colony; and
- (2) Regardless of the application of Table 13-200, whenever a maneuvering aisle acts as a fire lane, as designated and approved by the City Engineer or his designee, such maneuvering aisle shall have a width not less than required by the Fire Code of the City of The Colony.

<b>Table 13-200</b> <b>Parking Dimension Table</b>									
Parking Angle (A)	Stall Width (B)	Stall Depth (C)	Min. Aisle One-way (D)	Min. Aisle Two-way (D)	Aisle Length per Stall (E)	Module One-way (F)	Width Two-way (F)	Reduction per Interlock (G)	Curb Overhang (H)
Parallel 0°	8.0'	8.0'	12.0'	20.0'	22.0'	28.0'	36.0'	N/A	0.0'
	9.0'	9.0'	11.0'	20.0'	22.0'	30.0'	38.0'	N/A	0.0'
30°	9.0'	14.6'	11.0'	20.0'	18.0'	40.3'	49.3'	1.9'	1.0'
45°	9.0'	17.3'	12.0'	20.0'	12.7'	46.7'	54.7'	1.6'	1.4'
	9.5'	17.3'	11.5'	20.0'	13.4'	46.2'	54.7'	1.7'	1.4'
	10.0'	17.3'	11.0'	20.0'	14.1'	45.7'	54.7'	1.8'	1.4'
60°	9.0'	18.8'	16.0'	20.0'	10.4'	53.7'	57.7'	1.1'	1.7'
	9.5'	18.8'	15.5'	20.0'	11.0'	53.2'	57.7'	1.2'	1.7'
	10.0'	18.8'	15.0'	20.0'	11.5'	52.7'	57.7'	1.3'	1.7'
75°	9.0'	19.1'	23.0'	23.0'	9.3'	61.1'	61.1'	0.6'	1.9'
	9.5'	19.1'	22.5'	22.5'	9.8'	60.6'	60.6'	0.6'	1.9'
	10.0'	19.1'	22.0'	22.0'	10.3'	60.1'	60.1'	0.6'	1.9'
90°	9.0'	18.0'	24.0'	24.0'	9.0'	N/A	60.0'	0.0'	2.0'
	9.5'	18.0'	23.5'	23.5'	9.5'	N/A	59.5'	0.0'	2.0'
	10.0'	18.0'	23.0'	23.0'	10.0'	N/A	59.0'	0.0'	2.0'

**Figure 13-100**  
**Off-Street Parking Space and Stall Dimensions**



- (d) *Protective curbing.* All off-street parking lots and garages serving non-residential uses shall be provided with a concrete or masonry inner curb or free-standing wheel stops to separate the parking area from public right-of-way. Such wheel stop shall be setback from the property line so that no part of the vehicle shall extend onto public property, streets or sidewalks. The wheel stop shall be a minimum of six (6) inches in width and six (6) inches in height, and shall be permanently and securely anchored to the pavement. The property owner shall replace any damaged, missing, or unanchored curbs or wheel stops as necessary, or as required by the City Manager or his designee.
- (e) *Internal sidewalks within Off-Street Parking Lots and Garages.* To ensure the utility of sidewalks which are located within a parking lot or garage serving non-residential uses, wheel stops shall be required and shall be located not closer than two (2) feet to such internal sidewalk in order to provide sufficient space to accommodate pedestrians and vehicular overhang. Where such internal sidewalk is at least six (6) feet in width, wheel stops shall not be required.
- (f) *Striping and Off-Street Parking Lot Maintenance.* Except for single family, two family and townhome dwellings, parking stalls and spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, wheel stops or other approved methods. Non-permanent type marking, such as paint shall be regularly maintained to ensure continuous identification of the space or stall.

### **Sec. 13-111. Alternate Parking Plans**

An Alternate Parking Plan represents a specific proposal to meet vehicle parking and transportation access needs by means other than providing parking spaces on-site in accordance with the off-street parking schedule of Section 13-108. Applicants who wish to provide fewer off-street parking spaces than required pursuant to Section 13-108 must secure approval of an Alternate Parking Plan.

- (a) *Procedures*
  - (1) Small reductions. Alternate Parking Plans that propose a reduction of no more than ten (10) percent of the required parking spaces shall be reviewed by the Development Review Committee (DRC) and referred to the Planning and Zoning Commission for consideration/approval using the eligible alternatives and approval criteria of this Section. An attested copy of an approved alternative parking plan must be recorded with Denton County on forms made available in the Planning Department.
  - (2) Large reductions. Alternate parking plans that propose a reduction greater than ten (10) percent of the stated off-street parking spaces require review and action in accordance with the Specific Use Permit procedures of Section 10-900 of Appendix A, Zoning Ordinance, except that the City Council shall take action in

accordance with the eligible alternatives and approval criteria of this Section. An attested copy of an approved alternative parking plan must be recorded with Denton County on forms made available in the Planning Department.

- (b) *Enforcement.* Every alternate parking plan shall include a description of the means by which an applicant will satisfy the off-street parking requirements of this Section in the event that the alternate parking arrangement is not adequately serving the parking and access needs of the subject property. If the City makes a determination of inadequate service, the alternate parking plan shall be revoked and the use shall provide off-street parking spaces in accordance with Section 13-108.
- (c) *Eligible alternatives and approval criteria.* A number of specific alternatives are described in this subsection. Decision makers are, however, authorized to consider and approve *any* alternative to providing off-street parking spaces on the site of the subject development, if the applicant demonstrates to the satisfaction of the decision-making body that the proposed plan will adequately protect surrounding neighborhoods, maintain traffic circulation patterns and promote quality urban design that strict compliance with otherwise applicable off-street parking standards would yield.
  - (1) *Bicycle parking.* The City Council may authorize a reduction in the number of required off-street parking spaces for nonresidential developments or uses that provide bicycle parking and make special provisions to accommodate bicyclists. Examples of accommodations include bicycle lockers, employee shower facilities and dressing areas for employees.
  - (2) *Off-peak work hours.* Employers that institute off-peak work schedules, allowing employees to arrive at times other than the peak morning commute period, may be eligible for a reduction in otherwise applicable off-street parking requirements. The peak morning commute period is defined as 7:00–9:00 a.m.
  - (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 as part of an alternative parking plan and if the off-site parking complies with the all of following standards.
    - (A) *Ineligible activities.* Off-site parking may not be used to satisfy the off-street parking standards for residential uses (except for guest parking), restaurants, convenience stores or other convenience-oriented uses. Required parking spaces reserved for persons with disabilities may not be located off-site.
    - (B) *Location.* No off-site parking space may be located more than three hundred (300) feet from the primary entrance of the use served. Off-site parking spaces may not be separated from the use served by a street right-of-way with a width of more than eighty (80) feet, unless a grade-

separated pedestrian walkway, other traffic control, or safety device is provided.

- (C) Zoning classification. Off-site parking areas require the same or a more intensive zoning classification than required for the use served.
- (D) 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 with a minimum term of ten (10) years shall be required. An attested copy of the agreement between the owners of record must be submitted to the City Manager or his designee for recordation on forms made available in the Planning Department. Recordation of the agreement must take place before issuance of a building 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 Section 13-108.
- (E) Shared parking study. Those wishing to use shared parking as a means of satisfying off-street parking requirements shall submit an analysis to the Engineering Department that clearly demonstrates the feasibility of shared parking. The study must be provided in a form established by the Engineering Department. 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) Agreement for shared parking. A shared parking plan will be enforced through written agreement among all owners of record. The agreement must have a minimum term of ten (10) years. An attested copy of the agreement between the owners of record must be submitted to the City Manager or his designee for recordation on forms made available in the Planning Department. Recordation of the agreement must take place before issuance of a building permit 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 Section 13-108.
  - (ii) Recordation of approved plans. An attested copy of an approved Alternative Parking Plan must be recorded with the Denton County Recorder on forms made available in the Planning Department. An Alternative Parking Plan may be amended by following the same procedure required for the original approval.

**Sec. 13-112. Accessible Parking for Physically Handicapped Persons**

A portion of the total number of required off-street parking spaces in each off-street parking area shall be specifically designated, located, and reserved for use by persons with physical disabilities.

- (a) *Number of spaces.* The minimum number of accessible spaces to be provided shall be a portion of the total number of off-street parking spaces required, as determined from the schedule found in Table 13-200. If only one (1) accessible parking space is required, it shall be a van accessible space. Parking spaces reserved for persons with disabilities shall be counted toward fulfilling the overall off-street parking standards.
- (b) *Minimum dimensions.* All parking spaces reserved for persons with disabilities shall comply with the parking space dimensional standards of the American with Disabilities Act (ADA), provided that access aisles shall be provided immediately adjacent to such spaces, as follows:
  - (1) Car-Accessible Spaces: Car-accessible spaces shall have at least a five (5) foot wide access aisle located adjacent to the designated parking space.
  - (2) Van-Accessible Spaces: Van-accessible spaces shall have at least an eight (8) foot wide access aisle located adjacent to the designated parking space.

**Table 13-300**  
**Minimum Handicap Accessible Parking Space Determination Table**

Total Parking Spaces Provided	Accessible Spaces Required
1-25	1 van
26-50	1 std. + 1 van
51-75	2 std. + 1 van
76-100	3 std. + 1 van
101-150	4 std. + 1 van
151-200	5 std. + 1 van
201-300	6 std. + 1 van
301-400	7 std. + 1 van
401-500	7 std. + 2 van
501-1,000	2% of total spaces*
1,001 and over	20 + (1 per 100 over 1000)*

Standard Accessible (std.) parking space is eight (8) foot minimum + five (5) foot access aisle.

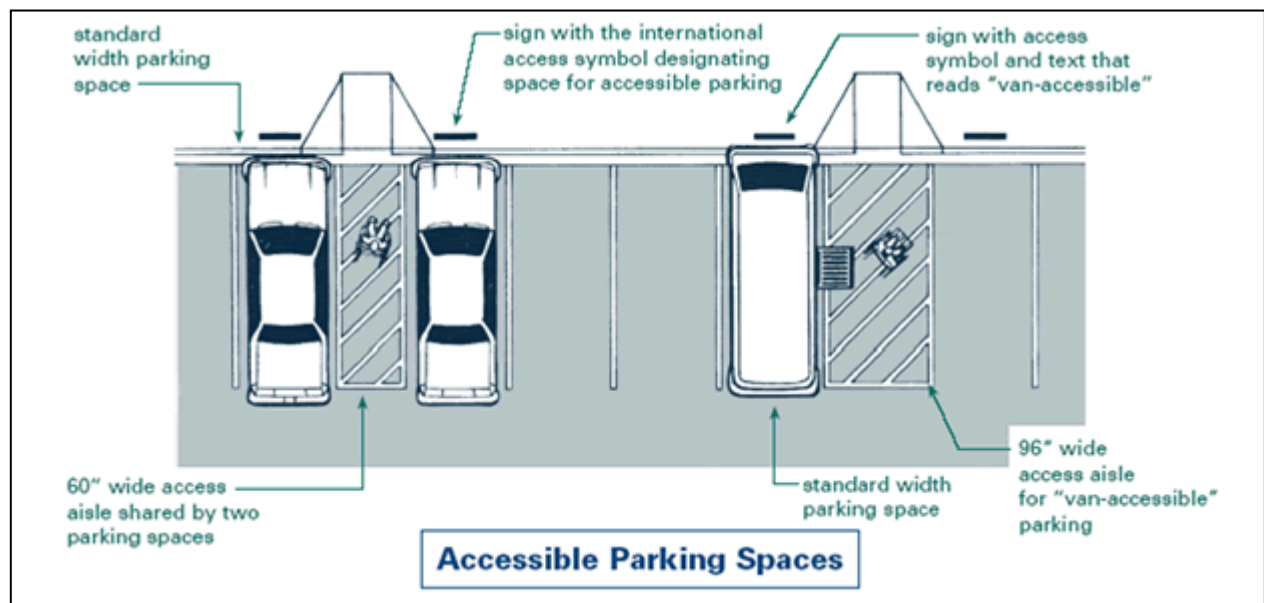
\* One (1) in every eight (8) accessible parking spaces must be a van accessible space with an eight (8) foot wide access aisle.

- (c) *Location of spaces.* Accessible parking spaces serving a particular building shall be the spaces closest to the accessible entrance and be located on level ground. If it is not readily achievable to locate accessible parking in the closest spaces due to sloped pavement or other existing conditions, then the closest level area shall be selected.



- (d) *Accessible Route.* An accessible route shall be located so that users are not required to wheel or walk behind parked vehicles (except the one they operate or in which they are a passenger) or in traffic lanes.
- (1) An accessible route shall be provided between the access aisle and the accessible building entrance. This route shall have no steps or steeply sloped surfaces and it shall have a firm, stable and slip-resistant surface.
  - (2) In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
  - (3) In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
  - (4) Parallel parking is discouraged unless it can be situated so that persons entering and exiting vehicles will be out of the flow of traffic. If parallel parking is located on a street, driveway, or any other area where vehicular traffic exists, the space shall be designed and located so that users are out of the flow of traffic.

**Figure 13-200**



- (e) *Signs and marking.* Required spaces for persons with disabilities shall be identified with signs and pavement markings identifying them as reserved for persons with disabilities. Each accessible parking space shall be designated by a sign displaying the International Symbol of Accessibility. The installation of signs and pavement markings shall conform to the standards herein.

Van accessible spaces shall have an additional sign "Van-Accessible" mounted below the symbol of accessibility. Characters and symbols on such signs shall be located a minimum of sixty (60) inches above the ground, floor or paving surface so they cannot be obscured by a vehicle parked in the space."



Adopted 12/3/13 (Ordinance No. 2013-2035)

### Sec. 13-113. Stacking Spaces for Drive-Through Facilities

The intent of these regulations is to establish drive-thru regulations that will provide access to service windows while ensuring safe vehicle operation, maneuverability and reduce conflict with parked cars, traffic flow and pedestrian movement. Drive-thru facilities shall be secondary in emphasis and priority shall be given to any other vehicle access and circulation function.

- (a) *Location.* Drive-thru facilities shall be located at the side or rear of the building in order to not interrupt direct pedestrian access and avoid potential pedestrian/vehicle conflict.
- (b) *Landscape buffer.* If site constraints limit the location of the drive-thru to the area between the right-of-way and building, a landscape buffer shall be installed between the drive-thru and the right-of-way
- (c) *Stacking spaces for drive-thru facilities.* Vehicle stacking space shall mean a paved area constructed in accordance with applicable standards of the City of The Colony. Areas designated to satisfy the requirements for off-street stacking spaces shall not be permitted to encroach upon or occupy a fire lane, maneuvering aisle or parking space.
- (d) *Stacking space number and layout.* Stacking spaces shall be subject to the following minimum requirements:

Section 13, Table 400 Required Stacking Spaces for Drive-Thru Facilities		
Use Type	Minimum Stacking	Measured From
Automated Teller Machine (ATM)	2	Teller Machine
Bank Teller Lane	3	Teller or Window

Car Wash stall, automatic	4	Entrance
Car Wash stall, Self-service	1	Per Bay
Restaurant Drive-thru	5	Order Box
Vehicle Quick Lube Facility	1	Service Bay
Other Uses determined by Engineering Department based on traffic study		

- (1) *Size.* The size of a stacking or queuing space shall be twenty (20) feet in length by ten (10) feet in width;
- (2) *Marking/Delineation.* Each stacking lane shall be clearly defined in a manner that is identifiable during all seasons. Stacking spaces shall be separated from other internal driveways and pedestrian circulation areas by raised medians or variation in pavement type or color, as deemed necessary by the Engineering Department.

Adopted on 5/7/13 (Ordinance No. 2013-2002) Gateway Overlay District

**Sec. 13-114 – 13-120.           Reserved.**