

SECTION 8: OFF STREET PARKING, STACKING AND LOADING REQUIREMENTS

Section 8.01 Purpose

It is the purpose of this section to establish the guidelines for off-street parking spaces consistent with proposed land use to:

- a.) Eliminate non-resident on-street parking in adjoining neighborhoods.
- b.) Avoid traffic congestion and public safety hazards caused by a failure to provide such parking spaces.
- c.) Expedite the movement of traffic on public thoroughfares in a safe manner, thus increasing the carrying capacity of the streets and reducing the amount of land required for streets, thereby lowering the cost to both the property owner and to the City.

Section 8.02 Off Street Parking

Each off-street parking space for automobiles shall have an area of not less than nine feet by twenty feet (9' x 20') connected either to a public street or alley by a driveway no less than ten feet wide or directly adjacent to a public alley and so arranged as to permit ingress and egress of the automobile at all times without moving any other automobile. (See spacing chart in Appendix B for driveway aisles required at differing angles of parking arrangements.) There shall be adequate maneuvering space to eliminate backing into a public street. When off-street parking spaces are located adjacent to a public alley, the width of such alley may be assumed to be a portion of the maneuvering space requirement. The parking spaces, connecting driveways and public alley adjacent to the parking spaces for all businesses and residential uses as defined in Section 5, shall be of asphalt or concrete surface. Residential garages that allow for a minimum of one (1) standard sized automobile shall be credited as one (1) off-street parking space in meeting these requirements.

Off-street parking shall be provided on the residence use and/or other permissive zoned use lot or tract (or other and additional lot or lots, or tract or tracts, for such off-street parking purposes, located within reasonable use proximity to such residence use or other permissively zoned use property) sufficient to provide the following ratio of vehicle spaces for the following uses specified in the districts designated:

1. PARKING SPACE SCHEDULE - RESIDENTIAL USES IN ALL RESIDENTIAL USE DISTRICTS
 - (a) Single-Family residence - two (2) spaces for each dwelling unit;
 - (b) Multi-Family residence (including duplex, triplex, quadplex and more units) - One and one-half (1-1/2) parking spaces per dwelling unit; and
 - (c) Townhouse or, Condominium, Garden Home - Two (2) spaces for each dwelling unit.

2. PARKING SPACE SCHEDULE NON-RESIDENTIAL USES IN ALL NON-RESIDENTIAL USE DISTRICTS:
- (a) Assisted Living Facility - Two (2) spaces for each living unit;
 - (b) Bars, Taverns, or Nightclubs - One (1) space for each 100 square feet of floor area or one (1) for each two seats provided, whichever is greater;
 - (c) Beauty Shop - One (1) space for each 300 square feet of floor area;
 - (d) Bowling Alley - Six (6) spaces for each lane;
 - (e) Call Center – One (1) space for each 150 square feet of floor area;
 - (f) Churches - One (1) space for each four (4) seats in auditorium or sanctuary;
 - (g) Clinics or Doctors' Offices - One (1) space for each two hundred square feet of floor area;
 - (h) Daycare - One (1) space for each four hundred square feet of floor area plus loading area requirements (see Section 8.05).
 - (i) Farmers Market – Two (2) parking space for each vending booth or one parking space for each 400 square feet of vending area plus one for each vendor, whichever is greater.
 - (j) Hospitals - Two (2) spaces for each bed;
 - (k) Hotel or Motel - One (1) space for each room, unit or guest accommodation;
 - (l) Manufacturing, Storage, Processing and Warehousing - One (1) space for each two (2) employees, or one (1) space for each one thousand (1,000) square feet of floor area, whichever is larger;
 - (m) Mechanic/Auto Repair - One (1) space for each 300 square feet of floor area not including service bays.
 - (n) Mortuary - One (1) space for every two (2) persons to be normally accommodated in services;
 - (o) Nursing Homes, Sanitariums, Children's Homes – One (1) space for each six beds;
 - (p) Offices, General - One (1) space for each four hundred (400) square feet of floor area;

- (p) Recreational, Private or Commercial Area Building (other than listed), one (1) space for every two (2) persons to be normally accommodated in the establishment;
- (r) Restaurant without drive through service - One (1) space for every three (3) seats under maximum seating arrangement or one for every two hundred and fifty (250) square feet of dining area plus one for each employee to be on the premises at the highest staffed shift, whichever is greater;
- (s) Restaurant with drive through service - One (1) space for every four seats under maximum seating arrangement or one for every four hundred (400) square feet dining area plus one for each employee to be on the premises at the highest staffed shift, whichever is greater;
- (t) Retail or Personal Service - One space for each four hundred (400) square feet of floor space;
- (u) Schools, Colleges or Universities: (1) Elementary or Junior High Schools - one space for each classroom, plus one (1) space for each six (6) seats in any auditorium, gymnasium or other place of assembly; (2) High School, College or University One space for each classroom, laboratory or instruction area plus one (1) space for each three (3) students accommodated in the institution;
- (v) Theaters, meeting rooms and places of public assembly One (1) space for every three and one half (3-1/2) seats; and
- (w) Any unlisted non-residential use shall provide off-street parking adequate to accommodate the normal parking demand generated by such use as determined by the Planning Director or other designated official.
- (x) All uses must provide (and utilize) adequate parking for business patrons as well as employees.

Section 8.03 Special Off-Street Parking Regulations

- (a) In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building or development. Any partial parking spaces calculated must be rounded up to the next whole space.
- (b) Wherever a lot or tract is used for off-street parking of motor vehicles in connection with an office, retail, commercial or industrial use and is adjacent to or across the street from a residentially zoned district, a masonry wall or solid ornamental fence of not less than three (3) feet nor more than six (6) feet in height shall be erected and maintained so as to enclose the off-street parking area so as to screen the parking use from adjacent residential districts.

- (c) The area in front of the required screening wall or fence shall be maintained in a clean and orderly condition free of weeds, debris and trash.
- (d) Any lights used to illuminate the parking area shall be so arranged so as to reflect away from any adjacent residential uses or residential districts.
- (e) In the N, R1, R2, M1, M2 and MH Districts, no parking space, garage or carport or other automobile storage space or structure shall be used for the storage of any truck, truck trailer or van except panel and pickup trucks not exceeding one and one-half ton (1-1/2) capacity. In addition, no trucks exceeding one and one-half ton capacity shall be parked on the right-of-way in such designated zones.
- (f) All required parking, other than single-family residential use parking or residential duplex use parking (when located within an R-2 zone or in other allowable zones when on a street not designated as a collector or an arterial street on the most current adopted version of the Long Range Thoroughfare Plan in the City of Harlingen's Comprehensive Plan) shall be designed so that adequate on-site turn around area is provided.
- (g) There is no requirement for off-street parking in the Downtown Improvement District for new uses which occupy existing buildings, and new construction of a building on a lot which was previously occupied with a building of similar size; if the square footage of the building is increased, the existing parking requirements in the ordinance will apply to additional square footage only.

Section 8.04 On-Street Parking Regulations

- A. No person shall park or cause to be parked on a right-of-way of any street, alley or other public way in the city for a period exceeding twenty-four (24) hours in any fourteen (14) day period commercial trucks, truck trailers, truck cabs, boats and boat trailers, and forty-eight (48) hours in any fourteen (14) day period for motor homes and travel trailers. The moving of any such vehicle from one particular place in a public way to another particular place in a public way shall not be considered compliance with the above described provision.

It shall be unlawful to park and occupy any motor vehicle or recreational vehicle, on city-owned park property for more than twenty-four (24) hours.

- (a) Recreational vehicles parked and occupied in an area designated for recreational vehicles are exempt from this section.
- (b) Motor vehicles shall mean every self-propelled device in, upon, or by which any person or property is or may be transported upon a highway including a semi tractor trailer with or without an attached storage box. Recreational vehicle shall mean any motor vehicle or trailer designed and used as a travel trailer, camper, motor home, tent trailer, boat, boat trailer, camping trailer.

- B. In addition, in the N, R1, R2, M1, M2 and MH Districts no semi tractor-trailer with or without an attached storage box shall be parked on the right-of-way or stored on any lot in such designated zones.
- C. The provisions of this Section shall not apply to street construction equipment, maintenance and repair equipment or trucks, equipment trailers or vehicles used by public service utilities when used or intended for use in the general vicinity, and vehicles parked while in the act of accepting from the immediate shipper or delivering to an addressee any transportable thing.

Section 8.05 Stacking Regulations for Drive-Through

All drive-through uses shall provide adequate stacking area for at least two vehicles, in addition to the car being served, for each drive-through lane provided.

Section 8.06 Loading Regulations

Off-street loading space shall be provided on each lot in accordance with the following:

- (a) All retail, commercial and industrial structures shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a public alley or private service drive. Such space shall consist of a minimum area of ten (10) feet by seventy-five (75) feet for each twenty thousand (20,000) square feet of floor space or fraction thereof in excess of three thousand (3,000) square feet in the building or on the lot.
- (b) Kindergartens, day schools and similar child training and care establishments shall provide loading and unloading space on a private drive, off-street to accommodate one (1) motor vehicle for each ten (10) students or children cared for by the establishment.