



AGENDA ITEM REQUEST

Policy and Guidelines for City Council Agenda

Only the Mayor, Councilperson, City Administrator or City Secretary will be allowed to put items on the agenda.

Items to be on the agenda must be in the City Secretary's office no later than 12:00 noon on the Wednesday preceding the council meeting.

Date 4-4-2022

Person Requesting: TRENT REHNQVIST

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Physical Location: FRANKLIN DENTISTRY ASSOCIATES, PA

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Agenda Item Request (will be worded as printed) City zoning as it
pertains to OFF STREET PARKING

Action Item: _____ (The council will vote on this item.)

ve Discussion Item: by Call (The council will only discuss this item no action will be taken.)

Citizen Participation: _____ (This item is for informational purposes only.)

Trent Rehnqvist, DDS
Signature

4-4-2022
Date

City of Mount Vernon

ARTICLE VII OFF-STREET PARKING AND LOADING

SECTION 7-1 GENERAL REQUIREMENTS

A. Responsibility

The duty to provide and maintain off-street parking and loading space shall be the joint and several responsibility of the owner and occupants of the land on which is established any use for which off-street parking or loading space is herein required.

B. Parking for Existing Uses

- 1) It is the intent of these regulations to preserve and retain existing off-street parking and loading spaces in at least the minimum amounts as would be required if the existing use or structure has been established or erected in full compliance with the provisions herein.
- 2) No certificate of occupancy shall be issued, no use shall be established or changed, and no structure shall be erected, enlarged or reconstructed unless the off-street parking and loading spaces are provided in the minimum amounts and maintained in the manner specified; provided, however:
 - (a) For the enlargement of a structure or for the expansion of a use of structure or land there shall be required only the number of off-street parking and loading spaces as would be required if such enlargement or expansion were a separate new structure or use; and
 - (b) For a change in the use of a structure or land the number of additional off-street parking and loading spaces required shall be equal to the number required for the new use, according to the schedule below, less the number of spaces which would have been required for the previous use if it had been established in conformance with this Section. In no case shall the total number of spaces required to be furnished exceed the minimum number required for the new use.

C. Measurement

- 1) When units or measurements result in requirements of a fractional space any fraction up to one-half ($1/2$) shall be disregarded and fractions of more than one-half ($1/2$) shall require one (1) space.
- 2) Loading space shall not be considered to supply required off-street parking space, nor shall required off-street parking spaces supply required off-street loading spaces.

SECTION 7-2 PARKING AND LOADING AREA DEVELOPMENT STANDARDS

The off-street parking or loading facilities required for the uses mentioned in this ordinance, and other similar uses, shall be on the same lot or parcel of land as the structure they are intended to serve, or on a lot or parcel of land abutting the structure they are intended to serve.

A. Improvements

- 1) Open parking, loading and unloading berths shall be paved with a dust proof or hard surface except that parking areas not more than six (6) spaces serving dwelling units may be surfaced with compacted gravel or crushed stone.
- 2) Parking and loading spaces shall be provided with wheel guards or bumper guards so located that no part of the parked vehicles shall extend beyond the parking space or across a property line.
- 3) Any light used to illuminate or identify a parking or loading area shall be placed so as to reflect the light away from the adjacent dwellings, and so as not to interfere with traffic control.
- 4) A parking or loading area designed for more than six (6) spaces or berths shall be screened so that occupants of nearby dwelling units shall not be disturbed unreasonably; either by day or by night, by vehicular movements. A solid wall of wood or masonry not less than four (4) feet in height shall constitute minimum screening. Said wall shall be maintained in a neat and orderly condition and shall be of a neutral color. Except for necessary driveways, said wall shall screen the vehicle area along those exposures where the vehicle area adjoins or is across a street or alley from property in a Living Area Zone. Provided, however, no screen wall shall be required for a parking area which is at least seventy (70) feet from the lot line of affected property in a Living Area Zone.

B. Access and Maneuvering

- 1) Entrances and/or exits shall be so located as to minimize traffic congestion. They shall be located at least twenty-five (25) feet from the nearest point of intersection of two street right-of-way lines. The width of opening on entrances and/or exits shall be not less than 10 feet nor more than 35 feet, depending on the amount of lot frontage where such opening is to be located. Between any two (2) adjacent entrances and/or exits serving the same parking facility there shall not be less than twenty-five (25) feet.
- 2) Parking and loading areas shall be arranged so that vehicles shall not be required to back out of the parking or loading spaces directly into a public street or across a public pedestrian walk.

- 3) Access drives to parking and loading areas shall be located in the same or another zoning district which permits the use served by such parking or loading area.

C. Non-Parking Uses

The parking area shall be used for passenger vehicles only, and in no case shall be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials, or supplies.

D. Locations Prohibited

On any lot in any residential zone or on any lot used for a dwelling, off-street parking or loading spaces shall not be permitted in the minimum front yard. Yards along front and side streets shall be landscaped and maintained in a manner comparable to the area around the principal use.

E. Space Standards

- 1) A space ten (10) feet by twenty (20) feet of floor or lot area with unobstructed access to a public street shall be deemed to be a parking space for one (1) vehicle: such space when provided for other than a dwelling unit shall not be required to be greater than nine (9) feet in width.
- 2) Table 1, attached hereto, is incorporated in and made a part of this Ordinance, and shall be used in determining capacity of off-street parking area.
- 3) Unless otherwise specified, a space twelve (12) feet by forty (40) feet of floor or lot area with a clear height of fourteen (14) feet, and with unobstructed access to a public street or alley shall be deemed to be loading space for one vehicle.

TABLE I
PARKING AREA REQUIREMENTS FOR TYPICAL PARKING ANGLES

NOTE: All Parking Stalls are 20' long. All Dimensions are expressed in Feet.

PARKING ANGLE	STALL WIDTH	PARKING LANE DEPTH curb-to-aisle	AISLE WIDTH	SUM: AISLE PLUS 2 PARKING LANES curb-to-curb	SUM: 2 OVER- LAPPING LANES with aisle	CURB LENGTH FOR "N" NUMBER OF CARS
0° (Parallel)	10' 9" 6"	10.0 9.5 9.0	12.0 12.0 12.0	32.0 31.0 31.0	* * *	N x 23 N x 23 N x 23
30°	10' 9" 6"	18.7 18.2 17.8	10.0 10.4 10.4	47.4 46.6 46.0	38.7 38.6 38.2	2.32 + (N x 20) 3.07 + (N x 19) 3.82 + (N x 18)
45°	10' 9" 6"	21.2 20.9 20.5	11.4 11.4 11.6	53.8 53.2 52.6	46.8 46.5 46.2	7.07 + (N x 14.14) 7.42 + (N x 13.44) 7.77 + (N x 12.74)
60°	10' 9" 6"	22.3 22.1 21.9	16.2 16.2 16.2	60.8 60.4 60.0	55.8 55.6 55.4	7.11 + (N x 11.56) 7.26 + (N x 10.97) 7.40 + (N x 10.40)
63° 28' (2 to 1 Angle)	10' 9" 6"	22.4 22.2 21.9	16.0 16.2 16.4	60.8 60.6 60.2	56.3 56.3 56.2	6.70 + (N x 11.18) 6.82 + (N x 10.62) 6.93 + (N x 10.07)
90° (Right Angle)	10' 9" 6"	20.0 20.0 20.0	22.0 22.0 22.0	62.0 62.0 62.0	* * *	N x 10 N x 9.5 N x 9

a Minimum stall width for residential accessory parking
b Minimum stall width for parking space provided for other than dwelling units

SECTION 7-3 OFF-STREET PARKING REQUIREMENTS

In all zoning districts there shall be provided for each allowable use, off-street parking space in accordance with the following requirements.

A. Basis for Determination

The following classes of uses shall be deemed to include and apply to all uses. Whenever a property or structure is designed, intended or arranged for more than one class of use the total number of parking spaces required shall be the sum of the requirements of the various classes of uses computed separately. If for any reason the classification of any use is not readily determinable hereunder, the classification of the use shall be fixed by the Zoning Official with the advice of the Council.

B. Joint Use Parking Facilities

A management entity for any combination of facilities which are located on one or more properties and which are owned or controlled as a unit may apply to the Council for a special exception for Joint Use Parking Facilities. Such Joint Use Parking Facilities may provide a total amount of parking less than the sum of parking spaces which would be furnished by each facility individually. The application shall state how the individual uses are expected to generate a lesser parking demand, or demand at alternating periods, such as for a church and office building. If the uses are all of a commercial nature the parking furnished shall be not less than 5.5 spaces for each 1,000 feet of gross leasable area.

C. Classes of Uses; Number of Parking Spaces Required

The minimum number of off-street parking spaces required shall be as follows:

- 1) Dwellings: One (1) space for each dwelling unit plus one (1) space for each three (3) bedrooms.
- 2) Group Housing Facilities, including lodging, rooming and boarding houses, dormitories, private clubs and fraternal organizations; Two (2) spaces plus one (1) space for each guest bedroom.
- 3) Transient Housing:
Motels or Hotels: One (1) space for each unit or for each guest room.
Travel Trailer Parks: One (1) space for each trailer space provided.
- 4) Day Care Center: One (1) space plus one (1) space for each ten (10) children for which the center is licensed.

Sec. 7-3:A,B,C

- 5) Educational Teaching Areas, including elementary and secondary schools, colleges, kindergartens and pre-schools, parochial schools: One (1) space for each classroom, plus one (1) space for each five (5) students of legal driving age.
- 6) Places of Public Assembly, including church and school auditoriums, fellowship halls, theaters, mortuaries, assembly or meeting halls, and transportation terminal waiting rooms: One (1) space for every four (4) seats or one (1) space for every thirty (30) square feet of assembly floor area, excluding platform and stage areas, or one (1) space for every ninety (90) inches of pew or bench length. For churches these space requirements shall apply to main worship area.
- 7) Health Facilities: One (1) space for each two (2) work stations, plus:

General Hospital: One (1) space for each two (2) patient beds. Convalescent Home, Sanitarium: One (1) space for each six (6) patient beds.
Out-Patient Medical or Dental Clinic: One (1) space for each one hundred (100) square feet of gross floor area.
- 8) Restaurant and Food Service: One (1) space for each three (3) seats in the eating area, whether enclosed or outside of a building.
- 9) Office Areas: One (1) space for each three hundred (300) square feet of gross floor area.
- 10) Retail Sales and Personal Service Establishments: One (1) space for each two hundred (200) square feet of gross leasable area.
- 11) Wholesale and Business Service Establishments: One (1) space for each four hundred (400) square feet of gross leasable area.
- 12) Major Appliances and Heavy Machinery Sales Room and Service: One (1) space for each four hundred (400) square feet of total sales or service area.
- 13) Automobile Sales Area and Service Garages: One (1) space for each four hundred (400) square feet of total sales or service area.
- 14) Service Station: One storage space for each automotive service bay or unit, including gasoline pump areas, but not less than four (4) spaces.

Sec. 7-3:C

- 15) Bank, Financial Institution, Savings and Loan Association:
One (1) space for each two hundred (200) square feet of customer service area including all teller and safe deposit vault spaces.
- 16) Industrial Establishment, including manufacturing or processing plants: One (1) space for each one thousand (1,000) square feet of plant production or processing area
Warehousing and Rental Storage Space: One (1) space for each seven hundred (700) square feet of total floor area
- 17) Recreation and Cultural Facilities:
 - a) Amusement Park: One (1) space for each amusement ride plus one (1) space for each ten thousand (10,000) square feet of park site exclusive of parking area.
 - b) Bowling Alley: Two (2) spaces for each lane plus one (1) space for each four (4) spectator seats.
 - c) Miniature Golf Course: One (1) space for each two (2) tees.
 - d) Dance Floor: One (1) space for each forty (40) square feet of dance floor area.
 - e) Swimming Pool: One (1) space for each one hundred fifty (150) square feet of water surface area.
 - f) Stadium: One (1) space for each six (6) spectator seats.
 - g) Museum and Library: One (1) space for each four hundred (400) square feet of public access and exhibit areas.
- 18) Drive-in Facilities: Temporary parking spaces are to be provided in moving lanes, or "stack-up" space, preceding customer service space.
 - a) Drive-in Banks: Two (2) spaces for each teller window, plus one (1) exit space beyond the window.
 - b) Drive-in Retail Stores and Personal Service Establishments: Two (2) spaces for each customer service window, plus one (1) exit space beyond the window.
 - c) Drive-in Theater: One (1) space for each four (4) viewing spaces within the theater.

Sec. 7-3:C

- 19) Temporary Uses: For all uses to be established for a period of not more than thirty one (31) days, the number of spaces required and the maintenance of the parking area shall be determined by the Zoning Official.

SECTION 7-4 OFF-STREET LOADING REQUIREMENTS

In all zoning districts there shall be provided in connection for each allowable use, off-street loading facilities in accordance with the following requirements.

A. General Standards

At least the following amounts of off-street loading space shall be provided, plus an area or means adequate for ingress and egress. The number of spaces required, except as modified hereafter, shall be not less than the following which shall be deemed to include and apply to all structures:

GROSS FLOOR AREA -- SQUARE FEET	SPACES REQUIRED
10,001 up to and including 25,000	1
25,001 up to and including 40,000	2
40,001 up to and including 100,000	3
100,001 up to and including 160,000	4
160,001 up to and including 240,000	5
240,001 up to and including 320,000	6
320,001 up to and including 400,000	7
For each additional 90,000 over 400,000	1

B. Special Standards

The following amounts of off-street loading spaces shall be required for the following enumerated use classes in lieu of the above.

- a) Nursing or Convalescent Home: None
- b) Pre-school, Kindergarten or Day Care Center: Two (2) spaces each ten (10) feet by twenty (20) feet.
- c) Tourist Facilities: One-fourth the number of spaces required above.
- d) Places of Public Assembly: One-fourth the number of spaces required above.
- e) Office Areas: One-fourth the number of spaces required above.