

- 3 Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna or tower shall remove same within ninety (90) days of receipt of notice from the City notifying the owner of such abandonment. If such antenna or tower is not removed within said ninety (90) days, the City may remove such antenna or tower at the owner's expense. If there are two or more users of a single tower, this provision shall not become effective until all users cease using the tower.

N Regulations for Recreational Vehicles

The following regulations shall apply to the occupancy, storage, and parking of Recreational Vehicles

- 1 No person shall occupy as a residence any Recreational Vehicle on any lot which is not part of a Recreational Vehicle Park.
- 2 One unoccupied Recreational Vehicle is permitted to be parked or stored on a lot zoned "A", "RE", "SF", "MF", "CBD", "MH-1" and "MH-2" provided it is parked or stored behind the applicable set back requirements
- 3 Recreational Vehicles may be parked or stored on any lot zoned "C" and "I" provided it is parked or stored behind the applicable set back requirements
- 4 One Recreational Vehicle per lot shall be allowed to conduct business activities on a lot zoned "C" and "I" provided no business activity shall be conducted between 9 p.m. and 8 p.m. and is located behind the applicable set backs.
- 5 No person may park a Recreational Vehicle on a city street for longer than 48 hours.

**SECTION 17  
PARKING AND VEHICULAR CIRCULATION REGULATIONS**

A. **PARKING REQUIREMENTS BY USE**

In all zoning districts, off-street vehicle parking spaces shall be provided in accordance with the following requirements. In any case where specific requirements result in a fraction of a parking space the next larger whole number of spaces shall be required. In any case where specific requirements include the number of persons employed on the premises, the number persons employed in two (2) shifts shall be used for calculating parking requirements when a use customarily exceeds nine (9) hours of operation in a twenty-four (24) hour period. Parking spaces shall be required as follows:

- |    |   |  |
|----|---|--|
| 1. | One Family Dwelling   | One (1) space for each 1,500 square feet of livable floor area or fraction thereof up to four (4) spaces. Minimum of two (2) spaces required.  |
| 2. | Two to Four Family Dwelling   | Two (2) spaces for each family dwelling unit.  |
| 3. | Multiple Family Dwelling(s)<br>(five units or more)                       | One and three quarters (1 75) spaces for each family unit  |
| 4. | Bed & Breakfast, Boarding,<br>Lodging House, Dormitory,<br>Residence Hall | One (1) space for proprietor plus one (1) space for each sleeping unit or fraction thereof   |
| 5. | Hotel, Motor Hotel  | 1 25 spaces for each bedroom unit plus one (1) space per 200 sq ft. of display room, meeting room, or ballroom area or fraction thereof. Restaurant parking requirements - see below |
| 6. | Day Nursery, Kindergarten   | One (1) space per employee plus one (1) space per ten  |

		(10) children or fraction thereof based on occupant load
7	Church	One (1) space for each four (4) seats in the auditorium or fraction thereof
8	Auditorium, Theater	One (1) space for each four (4) seats or fraction thereof, plus one (1) space for each two hundred square feet (200 sq. ft.) or fraction thereof of lobby and concession area
9	Restaurant, Cafeteria	One (1) space for each one hundred square feet (100 sq. ft.) of gross floor area or fraction thereof.
10	General Hospital	One (1) space for each 1.5 beds
11.	Nursing and Care Home	One (1) space for each two (2) beds, based on licensed capacity
12.	Office, Bank & Professional Bldg	One (1) space for each 400 sq. ft. of gross floor area or fraction thereof
13.	Medical & Dental Office or Clinic	One (1) space for each 200 sq. ft. of gross floor area or fraction thereof
14	Commercial Building	One (1) space for each 200 sq. ft. of gross floor area or fraction thereof. Minimum of two (2) spaces required.
15.	Mini Warehouse	One (1) space for each twenty (20) storage units or fraction thereof. Minimum of three (3) spaces required
16	Industrial Building- Manufacturing	One (1) space per employee for a maximum possible employment of two (2) shifts combined or one (1) space per five hundred square feet (500 sq. ft.) or fraction thereof of manufacturing space whichever is greater. Other areas of building by use.
17	Industrial Building- Warehouse	One (1) space for each one thousand square feet (1,000 sq. ft.) or fraction thereof of warehouse area, provided that the spaces for any warehouse shall not be less than four (4) Other areas of building by use
18.	Elementary, Middle School, Public Parochial and Private	One (1) space for each faculty member and one (1) space for and each person employed on the premises. In addition, in cases where buses for the transportation of children are kept at the school, one (1) off-street bus parking space shall be provided for each bus. Parking shall also be provided for auditorium and assembly areas to a ratio of one (1) parking space per four (4) seats, whichever is a greater number of spaces
19.	Senior High School Public, Parochial and Private	One (1) space for each faculty member and one (1) space for each person employed on the premises, plus one (1) additional space for each four (4) students enrolled. In addition if buses for the transportation of children are kept at the school one (1) off-street bus parking space shall be

		provided for each bus
20	Colleges and University	One (1) space for each faculty member plus one (1) space for each employee on the premises, plus one (1) space for each four (4) day students not residing on campus.
21	Outdoor Manufacturing	One (1) space for each 7,500 sq. ft. of work area or fraction thereof not counting parking, buildings or required parking for buildings. Minimum of three (3) spaces
22	Outdoor Recreation Activities	One (1) space shall be provided to meet the greatest average peak hour trips per land area presented for the most appropriate land use in the latest edition of <u>Trip Generation</u> published by the Institute of Transportation Engineering, with a minimum of four (4) spaces. Any building by use
23	Outdoor Sales	One (1) space per two thousand five hundred square feet (2,500 sq. ft.) or fraction thereof of land area net of any building, with a minimum of eight (8) spaces. Any buildings by use. All parking spaces to be in addition to sales inventory area
24	Showroom Warehouse	Minimum of one (1) space per five hundred square feet (500 sq. ft.) of gross floor area or fraction thereof. A minimum of three (3) parking spaces shall be provided per unit in multiple unit developments.
25	Car Wash	Minimum of one (1) space for each washing stall, in addition to the washing stall.
26	Bowling Alley	Minimum of five (5) spaces for each bowling lane, plus any restaurant, office, pro shop, etc. by use
27	Commercial Amusement Centers, Games Arcade	One (1) space for each one hundred square feet (100 sq. ft.) or fraction thereof of gross floor area. Minimum Recreation Parlors of four (4) spaces.
28	Mobile Home	One (1) space for each 1,500 square feet of livable floor area or fraction thereof up to four (4) spaces. Minimum of two (2) spaces required.
29	Utility Facility	Parking for approved Conditional Use utility facilities, the purpose of which does not include or require vehicular access by the public, shall be adequate for a specific facility, but in no case be less than two (2) spaces. Parking maneuvering and drive space for such facilities, under the above circumstances, may be other than hard surface and dust free
30	Riding Arena, Commercial Riding Stable, Commercial Barn or Stable	All parking requirements for such facilities shall be determined by the Planning and Zoning Commission in conjunction with and as a condition of each Conditional Use approval

31	Helistop	All parking requirements for such facilities shall be determined by the Board of Adjustment in conjunction with and as a condition of each Special Exception approval by the Board
32	Funeral Home	One (1) space per four (4) seats in chapel or fraction thereof, plus sufficient parking for funeral vehicles
33	Museum	One (1) space per four hundred square feet (400 sq. ft.) of gross floor area or fraction thereof.
34	Service Station	One (1) space per two hundred square feet (200 sq. ft.) of gross floor area or fraction thereof, minimum of four (4) spaces not counting area at pump island or in service bays
35	Repair Garage	One (1) space per two hundred square feet (200 sq. ft.) of gross floor area or fraction thereof, minimum of five (5) spaces not counting space in building
36	Library	One (1) space per two hundred square feet (200 sq. ft.) of gross floor area or fraction thereof
37	Barber/Beauty Shop	One (1) space per one hundred square feet (100 sq. ft.) of gross floor area or fraction thereof
38	Laundry-Self Service	One (1) space per fifty square feet (50 sq. ft.) of gross floor area or fraction thereof
39	Community Center	One (1) space per two hundred square feet (200 sq. ft.) of gross floor area or fraction thereof.
40	Lodge/Fraternity Hall	One (1) space per two hundred square feet (200 sq. ft.) of gross floor area or fraction thereof
41	Trade/Business School	One (1) space per two hundred square feet (200 sq. ft.) of gross floor area or fraction thereof

**B. OFF STREET LOADING REQUIREMENTS**

All retail or wholesale sales, distribution, manufacturing and warehouse uses 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 to facilitate the movement of traffic on the public street in addition to other parking requirements. Such space shall consist of a minimum area of ten feet by twenty-five feet (10' x 25') and be provided as follows.

<u>Gross Floor Space (Sq. Ft.)</u>	<u>Loading or Unloading Berths</u>
25,000 feet or less	1
25,001 to 84,000	2
84,001 to 156,000	3
156,001 to 236,000	4
Each 100,000 additional	1 additional

In cases of unusual design considerations, exemptions or modifications to the OFF STREET LOADING REQUIREMENTS will be permitted only by approval of the Planning and Zoning Commission

### C. STACK SPACE REQUIREMENTS

All business uses containing an automobile drive-in type ordering or service facility, whether manned or unmanned, shall provide automobile stack space in conjunction with the drive-in facility. Stack spaces shall be nine feet wide by eighteen feet long (9' wide x 18' long) and shall be located in a sequential arrangement oriented to the drive-in ordering or service area. The space occupied by an automobile placing an order or being served shall not be considered as a stack space. Required stack space(s) shall not be on any street right-of-way or alley, any necessary maneuvering area for parking spaces, within the general traffic circulation pattern of a parking lot, or a designated fire lane. Stack spaces may be situated in a straight alignment or in a curved pattern with functional radii. All stack space requirements shall be in addition to all parking space and loading requirements specified in Section 19-A and Section 19-B, above. Such stack spaces shall be provided as follows:

- |    |  |  |
|----|--|--|
| 1  | Bank, Savings & Loan or other Financial Transaction Facility   | Three (3) spaces   |
| 2. | Food Service Facility  | Three (3) spaces from ordering location if separate from pick-up area. |
| 3. | Car Wash, Self Service or Automatic  | Three (3) spaces   |
| 4  | Film/Film Processing Sales, Laundry and/or Cleaning Facility, and Similar Sales or Retail Facilities | One (1) space  |

### D. GENERAL REQUIREMENTS

1. Parking requirements in all "SF", "RE", "MF", "MH", and "C" Districts shall be provided behind the required front yard and second front yard setback
2. For the purpose of this section, an off-street parking space shall be a minimum of nine feet in width and eighteen feet in length (9' x 18'), plus off-street maneuvering space.
3. For a single row of ninety (90) degree head-in parking, the minimum width for a parking space plus aisle shall be thirty-eight feet (38'). For two rows of ninety (90) degree head-in parking using the same aisle, the minimum width for parking spaces plus aisle shall be fifty-six feet (56'). (See Figure 4)
4. For a single row of sixty (60) degree head-in parking, the minimum width for parking space plus aisle shall be thirty-four feet (34'). For two rows of sixty (60) degree head-in parking, using the same aisle, the minimum width for parking spaces plus aisle shall be fifty-two feet (52') (See Figure 4)
5. For a single row of forty-five (45) degree head-in parking the minimum width for parking space plus aisle shall be thirty feet (30'). For two rows of forty-five (45) degree head-in parking, using the same aisle, the minimum width for parking spaces plus aisle shall be forty-eight feet (48') (See Figure 4)
6. A single line of parking spaces may be provided parallel to an aisle provided they are at least twenty-two feet (22') in length and nine feet (9') in width and twenty-two feet (22') of

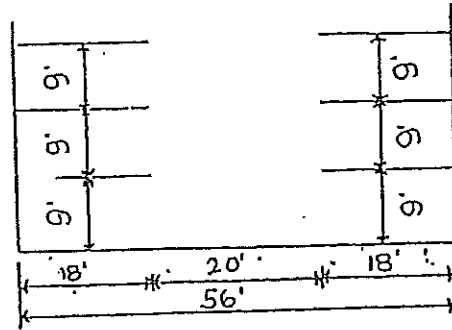
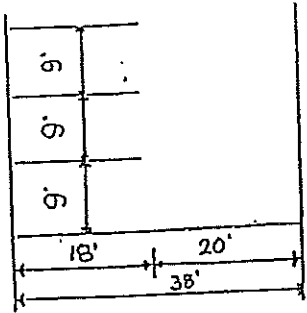
maneuvering space in front of and diagonal to the front most parallel parking space (See Figure 5)

7. When driveways are less than twenty feet (20') in width, marked separate entrances and exits shall be provided so that traffic shall flow in one direction only. Entrances and exits to an alley may be provided, if prior approval is obtained in writing from the City.
8. When more than one (1) aisle is provided, adequate internal circulation shall be provided between the aisles to allow movement between the aisles without using public right-of-way.
9. No parking shall be allowed within an area measuring eighteen feet (18') square with one side of the square along a property line and a second side of the square along the width limit of a drive approach in any district. The above noted eighteen foot (18') square area of no parking shall be behind the property line and adjacent to the throat of a driveway. Attached hereto is Figure 6 which is incorporated in and made part of this ordinance.
10. Maneuvering space shall be completely off the right-of-way of a public street, place or court. Drives and parking areas, including one and two family dwellings, shall be asphalt, concrete, or other approved hard, all-weather surface, free of litter, debris, weeds, grass, or other objectionable material or objects. All parking requirements applying to a stated unit of measurement shall be understood to include a parking space for each unit or fraction thereof.
11. Parking areas, which would require the use of public right-of-ways for maneuvering, shall not be acceptable other than for one and two family dwellings. Parking parallel to the curb on a public street shall not be substituted for off-street requirements.

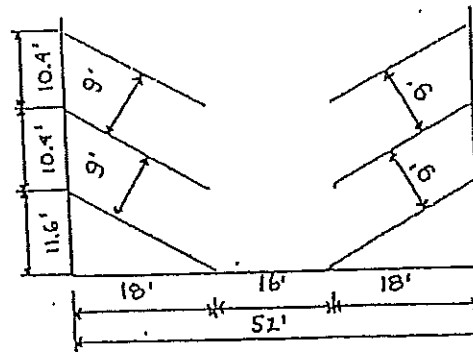
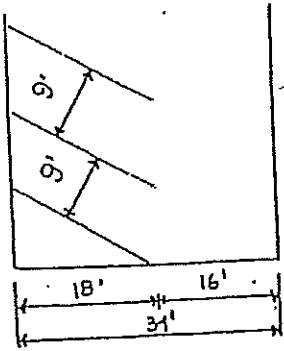
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Figure 4  
PARKING LOT LAYOUT

90° Parking Layout



60° Parking Layout



45° Parking Layout

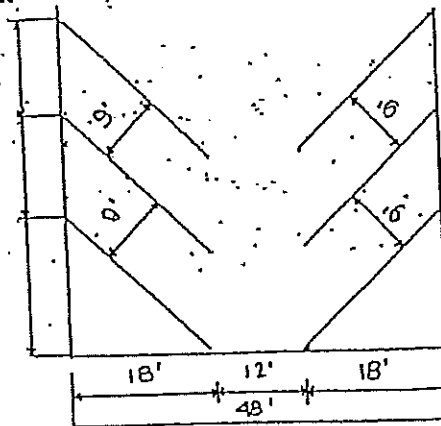
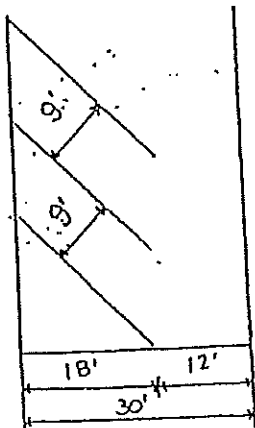


Figure 5  
PARALLEL PARKING LAYOUT

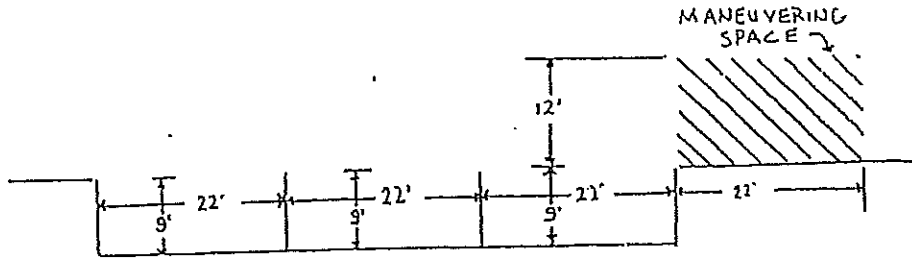
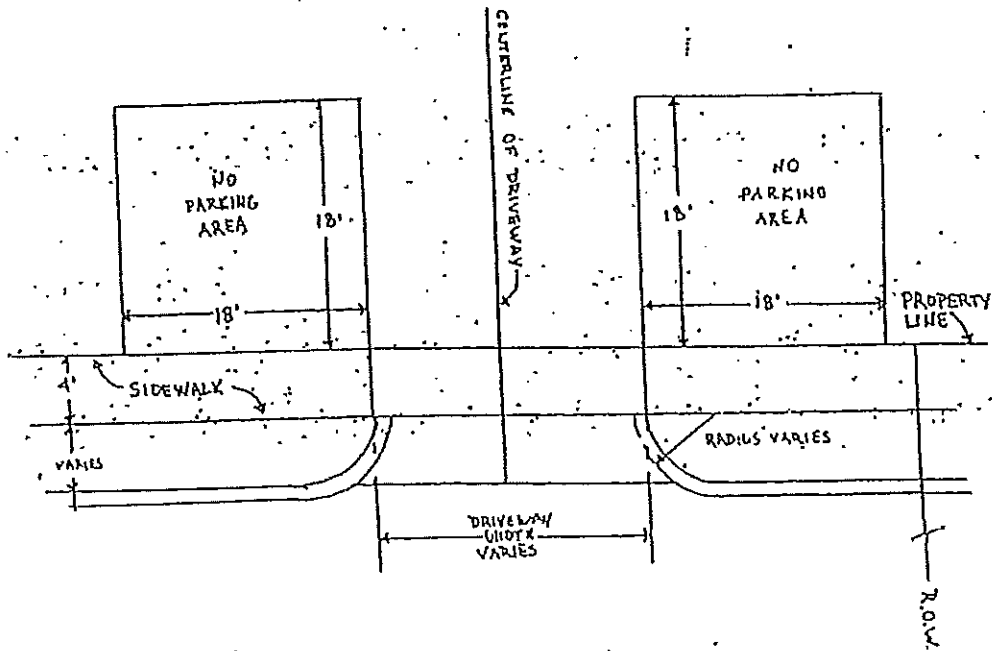


Figure 6  
NO PARKING ADJACENT TO DRIVE APPROACH





12. Nothing in this section shall require the furnishing of additional parking spaces for existing buildings to meet the requirements of this section for the existing use
13. When the occupancy of any building is changed to another use, parking shall be provided to meet the requirements of this section for the new use.
14. For existing buildings, which are enlarged, parking spaces shall be required for the overall building
15. When permanent seating is not provided in any public assembly area, the occupant load shall be computed in accordance with current Fire Code Regulations of the City of Kenedy as the Fire Code currently exists or may be amended in the future without requiring amendment to this ordinance. The applicable parking requirement will then be calculated as if each occupant had a permanent seat
16. The location of ingress and egress driveways shall be subject to the approval of the Administrative Official under curb cut or laid down curb authorization procedures
17. Auxillary parking may be used if sufficient parking is not available on the premises. A private parking lot may be provided within five hundred feet (500'), either on property zoned for that purpose or as approved by the Planning and Zoning Commission under the following restrictions:
  - a. The parking must be subject to the front yard setback requirements of the district in which it is located
  - b. The parking area must be hard surfaced and dust free.
  - c. A minimum five-foot (5') high screen type fence or planting must be provided on all sides for the protection of the adjacent properties zoned for residential use.
  - d. Area lights must be directed away from adjacent properties and adjacent roadways.
18. Handicapped Parking Spaces:

In each parking facility in districts "MF", "C", "CBD", and "I", a portion of the total parking spaces available shall be specifically designed, located and reserved for vehicles licensed by the State for use by the handicapped. These spaces shall be provided according to the following schedule:

<u>Total Spaces in lot</u>	<u>Number of Handicapped Spaces</u>
1 to 10	0
11 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 and over	2% of total

Each parking space designated for use by the handicapped shall consist of a rectangular area not less than twelve and one-half feet wide by eighteen feet long (12 ½' x 18'), with a vertical clearance of seven and one-half feet (7 ½'), shall be located in an area not exceeding two percent (2%) slope, and shall be located near and convenient to a level or ramped entrance accessible to handicapped persons. Parking spaces for the handicapped shall be signed in accordance with State law and restricted for use by the Handicapped only.

19. Parking Facilities shall meet the following safety standards.
  - a Safety barriers, protective bumpers or curbing shall be provided to prevent encroachment onto adjoining public or private property.
  - b Visibility of and between pedestrians, bicyclists, and motorists shall be assured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility
  - c Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accordance with accepted principles of traffic engineering and traffic safety.

20. Lighting:

Lights provided to illuminate any parking facility or paved area shall, to the maximum extent feasible, be designed to reflect away from any residential use

21. Maintenance:

All parking and loading facilities shall be maintained to assure desirability and usefulness of the facility. Such facilities shall be maintained free of refuse, debris, or other accumulated matter and shall at all times be available for the off-street parking or loading use for which they are required or intended.

22. Drainage:

All parking facilities shall be graded and provided with permanent storm drainage facilities, meeting the construction specifications set by the City Engineer. Surfacing, curbing, and drainage improvements shall be sufficient to preclude the free flow of water onto adjacent properties or public streets or alleys, and to provide adequate drainage

23. Parking and Storage of Certain Vehicles.

Automotive vehicles or trailers meeting the definition of "junked vehicle" shall not be parked or stored on any property other than completely enclosed in a building in a lawful manner and is not visible from the street or other public or private property. Antique or special interest vehicles may be parked by a motor vehicle collector on the collector's property behind the front building line provided that the vehicle is parked on a concrete or asphalt surface at least nine feet (9') by eighteen feet (18') in size, the area is maintained in an orderly manner and not a health hazard, and that the area is screened from ordinary public view by not less than a six foot (6') solid fence. Covering of a junked, antique or special interest vehicle by a tarp or other fabric cover alone is not sufficient to comply with the screening requirement herein. Parking or storage of all licensed trailers shall conform to requirements of major recreational equipment. All automotive vehicles or trailers of any kind shall be parked on a concrete or asphalt surface not less than nine feet (9') by eighteen feet (18'). Use of an alternate all-weather hard surface may be approved only by the Administrative Official.