

CHAPTER 33. OFF-STREET PARKING

Sec. 33-1. – Authority and purpose.

This ordinance is adopted for the purpose of providing an adequate number of parking spaces for residential, commercial, institutional and industrial uses in the City of Del Rio. This ordinance is enacted in accordance with the home rule powers of the city, granted under the Texas Constitution, and the Statutes of the State of Texas.

Sec. 33-2. - General Provisions.

- a) An off-street parking space is a surfaced area on a lot sufficient in size to store one automobile (not less than nine (9) feet wide and eighteen (18) feet long for residential and not less than nine (9) feet wide and eighteen (18) feet long for perimeter spaces and not less than nine (9) feet wide and twenty (20) feet long for spaces directly abutting the building.
- b) The parking space and connecting driveways shall be a hard, level surface on which vegetation cannot grow.
- c) Floor area calculation shall be based on gross floor area. Where fractional spaces result, the parking spaces required shall be construed to be the next higher whole number.
- d) In the commercial and industrial districts, required parking space may be provided on a separate lot, if such lot is within three hundred (300) feet of the building or buildings for which such parking spaces are intended. Two or more owners may join together in the provision of this parking space, but in no case shall the total number of spaces provided be less than that required for each individual use.
- e) Whenever a building is changed or enlarged in floor area, number of dwelling units, seating capacity, or otherwise, to create a need for an increase of twenty-five (25) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
- f) In the case of mixed or joint uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- g) The parking space requirement for a use not specifically mentioned herein shall be determined by the Zoning Board of Adjustment based upon the recommendation of the City Engineer.
- h) No off-street parking or loading spaces shall be located, either in whole or part, within any Fire Lane required by any ordinance of the city or within aisles, driveways or maneuvering areas necessary to provide reasonable access to any parking space.s
- i) No off-street parking or loading spaces shall be used for sales, non vehicular storage, commercial repair or service activities.
- j) No parking spaces need to be provided in the C-2-B District.

Sec. 33-3. - Spaces required.

The following off-street parking spaces shall be provided:

TABLE A: SCHEDULE OF OFF STREET PARKING REGULATIONS		
USE		
HOUSING		
ONE AND TWO FAMILY DWELLINGS	Dwelling	1
MULTI-FAMILY DWELLINGS AND TOWNHOUSES	Dwelling	1 ½
ROOMING/ BOARDING HOUSES/FRATERNITY/ SORORITY HOUSE	Per rental	1 space for 2 rooms
ASSISTED LIVING/ NURSING HOMES (new category)	Per Room	1
HOTEL	Room	1:1 for 1 st 20 rooms; 1:2 in excess of 20 and not exceeding 40; 1:4 in excess of 40; Plus 1:4 for all nonresident seats; 1:200 sq ft for ballroom
STORAGE		
INDIVIDUAL LOCKER STORAGE BUILDING/MINI	Storage unit	1:100 plus 1 per manager

STORAGE FACILITY		
EDUCATIONAL		
DAY CARE	Per Classroom	2
ELEMENTARY & MIDDLE SCHOOL	Classroom	2 :1
HIGH SCHOOL	Classroom	7 :1
TRADE OR VOCATIONAL SCHOOL	Per Classroom	7:1
COLLEGE OR UNIVERSITY	Per Classroom	7:1
ASSEMBLY		
PRIVATE CLUB / LODGE/ COUNTRY CLUB	Floor Area	1:1,000
CHURCH OR TEMPLE	Occupancy	1:5
COUNTRY CLUB	Square feet	1:1,000
COMMUNITY CENTER, LIBRARY, MUSEUM, ART GALLERY	Square feet	1:200
THEATER OR AUDITORIUM	Seats	1:4
SPORTS ARENA, STADIUM, GYMNASIUM	Seats	1:4
DANCE HALL/ NIGHT CLUBS/ ENTERTAINMENT / BARS/ DRINK ESTABLISHMENTS	Occupancy	1:5
BOWLING ALLEY	Occupied Space	1:200 sq ft
MORTUARY OR FUNERAL HOME	Occupancy	1:5
RESTAURANT, CAFÉ OR	Occupancy	1:5

SIMILAR		
INSTITUTION		
HOSPITAL (ACUTE CARE & CHRONIC CARE)	Special Permit	
MERCANTILE		
BANK OR PROFESSIONAL OFFICE	Square Feet	1:200
STUDIO, MEDICAL OR DENTAL	Square Feet	1:200
SHOPPING CENTER, RETAIL STORES, OR PERSONAL SERVICE	Square Feet	1:200 or 1:400 sq ft dept on zoning
FURNITURE OR CARPET STORE	Square Feet	1:1,000
HARDWARE, WHOLESALE, MACHINERY, EQUIPMENT SALES OR SERVICE SHOP	Square Feet	1:300
PRINTING OR PLUMBING SHOP OR SIMILAR SERVICES	Square Feet	1:300
AUTOMOTIVE REPAIR AND SERVICE	Square Feet	1:300
GAS STATION	Square Feet	1:300
REPAIR SHOP	Square Feet	1:300
AUTO PARTS SALES	Square Feet	1:500
CAR WASH – SELF SERVICE	Minimum 2 spaces	
CAR WASH – FULL	Square Feet	1:1,000

SERVICE		
FACTORY		
MANUFACTURING, INDUSTRIAL, RESEARCH, OR TESTING	Square Feet	1:1,000 (minimum 10 spaces above 1,500 sq ft) 1:200 for office space

SEC. 33-4. - OFF STREET LOADING REGULATIONS.

Every building or part thereof erected or occupied for retail business, service, manufacturing, storage, warehousing, hotel, mortuary, or any other similarly involving the receipt or distribution by vehicles of material or merchandise, shall provide on the same premises loading space in accordance with the following regulations:

- a) In the Commercial uses, one loading space for each 5,000 square feet or fraction, thereof, of floor area in the building.
- b) In the Industrial uses, one loading space for every 10,000 square feet or fraction, thereof, of floor area in the building.
- c) Required off-street loading spaces may be adjacent to a public alley or private drive, or may consist of a berth within a structure.
- d) No portion of a loading space may extend into a public right-of-way or into an off-street parking area elsewhere herein required.
- e) The off-street loading spaces or truck berths herein required shall have the following minimum dimensions:
 - 1) The Industrial spaces shall be not less than 15 feet by 75 feet
 - 2) The Commercial spaces shall be not less than 10 feet by 40 feet
 - 3) Light Commercial spaces shall not be less than 10 feet by 20 feet

Sec. 33-5. - RESIDENTIAL AREAS.

- a) Definitions. Commercial vehicle shall include any truck, tractor, motorized implement, motorized heavy equipment including but not limited to graders, earth-movers, maintainers, back-hoes, front-end loaders, bulldozers, or any power unit, bus, van or motorized vehicle customarily used for business purposes or any vehicle whose operation requires a commercial driver's license.
- b) Commercial vehicles prohibited.
 - 1) No commercial vehicle which exceeds one (1) ton in manufacturer's gross vehicle weight rating or which has more than two (2) axles, shall be parked or stored on any residential lot in any residential and multi-family zoning districts.
 - 2) No commercial vehicle which exceeds one (1) ton in manufacturer's gross vehicle weight rating or which has more than two (2) axles shall be parked or stored on any public street in any residential and multi-family zoning districts;
 - 3) The provisions of subsections 33-5(b)(1) and (2), above shall not apply to street construction equipment, maintenance and repair equipment or trucks,

rollers or implements, equipment trailers or vehicles used by public service utilities when used, or intended for use, in the general vicinity; motor buses when taking on or discharging passengers at customary bus stops; vehicles parked while in the act of accepting from the immediate shipper or delivering to a consignee or addressee any transportable thing; or vehicle with mechanical defects during the time it takes to make emergency repairs.

- 4) It shall be an affirmative defense to any action brought under this section that the vehicle in violation was rented for a specified period for a purpose of moving personal or household goods, and that the period of the violation did not exceed one (1) day.
- 5) The code compliance department with the assistance of the Del Rio Police Department shall enforce the provisions of this chapter by issuing citations or towing vehicles as necessary and shall maintain a record of all citations issued pursuant to this section, noting the date and time of issuance of the citation, the name of the owner, the license, and location of the vehicle or trailer.

Sec. 33-6. Enforcement.

The provisions of this chapter shall be administered and enforced by the City Planner of the City of Del Rio. All applications for building permits shall be accompanied by a site plan in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building to be erected, the use of the property and such other information as may be necessary to provide for the enforcement of these regulations. A careful record of such applications and site plans shall be kept in the office of the City Planner.

Sec. 33-7. Interpretation.

It is not intended by this chapter to interfere with or abrogate or annul any easement, covenants or other agreements between parties; provided, however, that where this chapter imposes a greater restriction upon the use of buildings, or premises or upon height of buildings or requires larger open spaces than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this chapter shall govern.

Sec. 33-8. Violations and penalties.

Any person who violates any of the provisions of this chapter or who fails to comply therewith or with any of the requirements thereof, or who erects or alters any building, or who commences to erect or alter any building in violation of any detailed statement or plans submitted or approved, shall for each and every violation or noncompliance, be deemed guilty of a misdemeanor and shall be fined not more than two thousand dollars (\$2,000.00); and each day such violation shall be permitted to exist shall constitute a separate offense. The owner of that building or premises or part thereof, where anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, agent or corporation employed in connection therewith, who may have assisted in the commission of such violation, shall be guilty of a separate offense and, upon conviction, shall be subject to the penalties herein provided.