Section 58. Parking, Loading and Outside Storage Area Development Standards

A. The off-street parking 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 upon a lot or parcel of land within three hundred (300) feet of the lot or tract of land upon which the structure they are intended to serve is located and shall be exclusive of landscaping requirements.

For hotels/motels in excess of five hundred (500) rooms with restaurants, clubs and conference facilities in excess of 100,000 square feet which must comply with the development requirements set forth in Section 29, “HCO” Hotel/Corporate Office District, any required or additional off-street parking may be provided upon another lot or parcel of land with no distance requirement between the off-site parking and the principal use it is intended to serve. A site plan and a Conditional Use Permit meeting all of the requirements of Section 48 shall be required.

B. All required off-street parking and loading and drives, vehicle (autos, trucks, trailers, boats, etc.) sales, display areas and outside storage areas in all districts shall be paved to a minimum standard equivalent to four (4) inch concrete slab with six (6) inches by six (6) inches by six (6) gauge mesh wire or two (2) inch hot mix asphaltic concrete over six (6) inch crushed rock base. Exceptions to these pavements must be approved by the City Engineer, and be based on equivalency. All reinforcing in concrete shall be suspended in the center of the slab.

For property with designation as a Historic Landmark Subdistrict, a six (6) inch crushed limestone base or other approved base material with an approved granular or other approved topping may be allowed.

For property with designation as a Historic Landmark Subdistrict, a ribbon driveway may be used to provide access from the street to the off street parking area/garage. The ribbon drive shall be composed of two, 30-inch wide concrete strips separated by a 36-inch wide grass area.

C. Driveway design and placement standards shall be in accordance with Chapter 20, Article III, of the City of Grapevine Code of Ordinances.

D. No loading space shall be located closer than fifty (50) feet to any other lot in any R district, unless wholly within a completely enclosed building or unless enclosed on all sides by a wall not less than eight (8) feet in height.

E. Lighting facilities. Refer to Section 55.A.5 for applicable lighting standards.

F. 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.

G. The off-street 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.

H. All parking, loading spaces and vehicle sales areas on private property shall have a vehicle stopping device installed so as to prevent parking of motor vehicles in any required landscaped areas, to prevent any parked vehicle from overhanging a public right-of-way line, or public sidewalk. An overwide sidewalk on private property may be permitted so as to allow encroachment of vehicle overhang while maintaining an unobstructed three-foot minimum sidewalk width. This requirement shall apply only where spaces are adjacent to the walks, right-of-way, and landscaping. Parking shall not be permitted to overhang public right-of-way in any case.

I. Driving lane widths in all private parking lots shall conform to the following standards:

	30-degree	**45-degree**	**60-degree**	**75-degree**	**90-degree**
One-Way	**18’**	**20’**	**20’**	**22’**	**Not Allowed**
Two-Way	**25’**	**25’**	**25’**	**25’**	**25’**

All turning radii .....25 feet minimum

J. In nonresidential districts, surface parking may extend to the front property line, except for required screening and landscaping as set forth in the various sections of this Ordinance.

K. In determining the required number of parking spaces, fractional spaces shall be counted to the next whole space. Parking spaces located within buildings used for repair garages or carwashes shall not be counted in determining the required minimum off-street parking.

L. Floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the floor area for off-street parking requirements.

M. Paving, marking, and signing shall be provided in accordance to the design requirements as set forth in the Manual on Uniform Traffic Control Devices.

N. Kindergartens, day schools and similar child training and care establishments shall

provide two (2) loading and unloading spaces on a private drive, off-street to accommodate two motor vehicles for the first twenty (20) students or children, and one (1) for each additional twenty (20) students.

O. Internal traffic cross access providing interconnecting access between developments or lots, exclusive of public street access, shall be required between all nonresidential developments to alleviate traffic hazards in the public right-of-way. Cross access will not be required between industrial zoning and other non-residential zoning districts. Specific exceptions are noted in the Driveway Design and Placement Standards, Chapter 20, Article III, of the City of Grapevine Code of Ordinances. Exceptions to this requirement would require approval by the Planning and Zoning Commission and City Council through either an approved concept plan or a site plan. Internal cross access will not be required for properties having driveways approved by a concept plan in accordance with Section 45, or a site plan in accordance with Section 47, prior to June 21, 1994.