

SECTION 7.07 OFF STREET PARKING AND LOADING REGULATIONS (amended 12/03/09 OCS#09-2171)

7.0701 PURPOSE

The purpose of this section is to properly regulate the number of required off-street parking spaces so as to provide for the needs of occupants, customers, visitors or others involved in use or occupancy of any building, structural improvement or place of assembly plus eliminating undue use of the surface street system for parking purposes; to promote and protect the public health, safety, comfort, convenience and general welfare of the people; to define the powers and duties of the administrative officers responsible for the regulation of this Section.

7.0702 GENERAL REQUIREMENTS

- A. Off-street parking and loading facilities required by these regulations for residential uses shall be provided on the same lot premises with such structure or land use. Off-street parking and loading spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots; if said lots are owned in common, or are subject to recorded covenants or easement agreements for parking.
- B. For non-residential uses, all parking spaces required in this ordinance may be located on the same lot with the building or use served or within 100 feet of the main building. Where the required parking is not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, such parking space shall be established by a recorded covenant or agreement as parking space to be used in conjunction with the principal use. Parking shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space. This encumbrance is to be valid for the total period the use or uses for which the parking is needed exists. Such agreement or covenant shall be duly recorded in the office of the Clerk of Court and certificate furnished to the Director of Planning.
- C. Parking and loading facilities as required herein shall be provided for any increase in intensity of use when the intensity or use of any building, structure or premises is increased through an increase in any of the following measures:
  - 1. Additional dwelling units,
  - 2. Gross floor area,
  - 3. Seating capacity or
  - 4. Other common units of measurements.
- D. Whenever the existing use of a building or structure is changed to a new use, parking or loading facilities shall be required as provided for such use. However, if the building or structure was erected prior to the effective date of this ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements of the new use would exceed those for the existing use.
- E. The approval of the Department of Planning is required for all parking lots over ten spaces to ensure compliance with the parking section of this ordinance. The

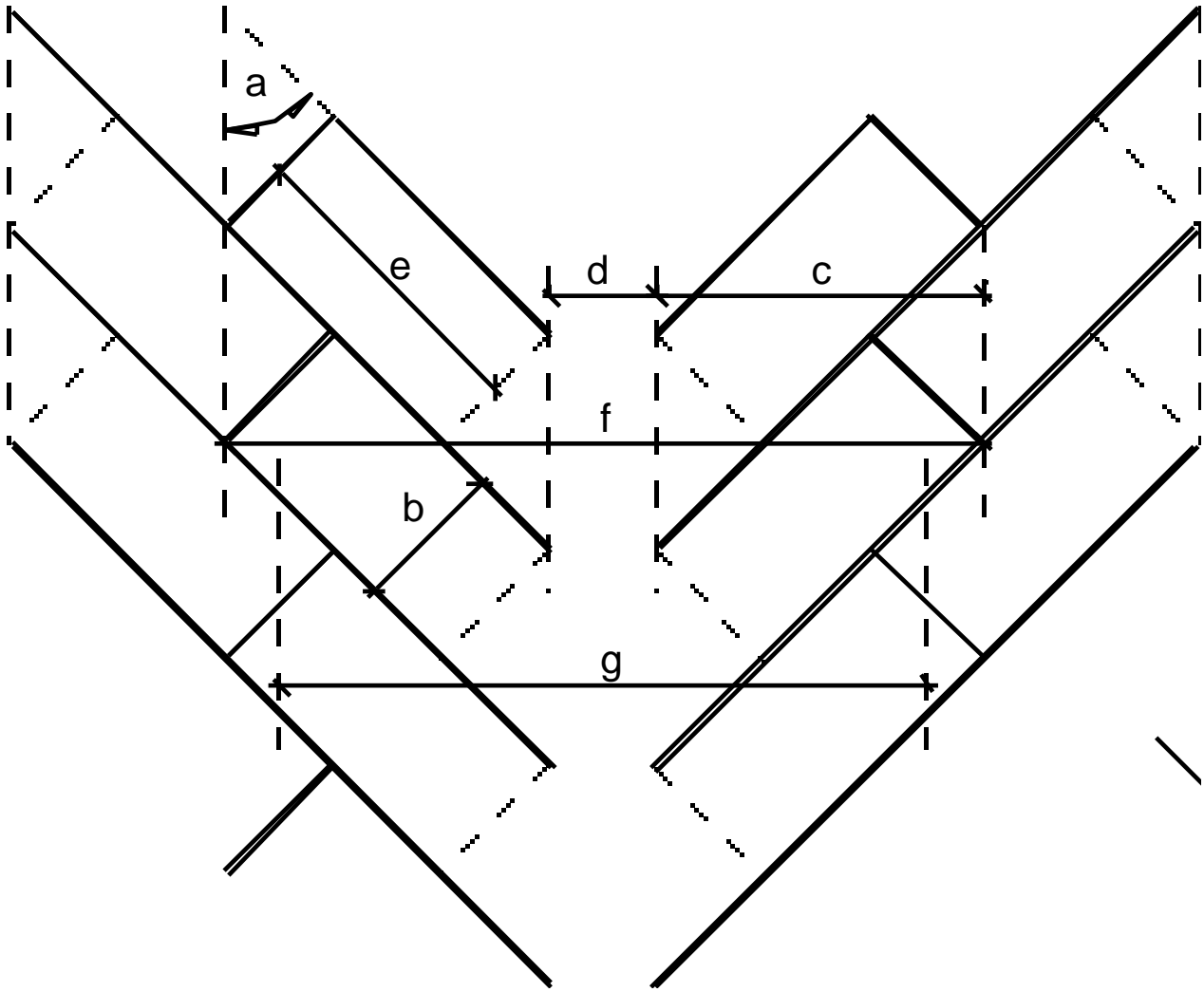
arrangement, character, extent, width, grade and location of all parking areas shall be considered in relation to the following:

1. Existing and planned streets
2. Reasonable circulation for traffic within and adjacent to parking areas
3. Topographical conditions
4. Runoff of storm water
5. Public convenience and safety in relations to the proposed uses to be served
6. Any structures, uses or premises changed, converted or partially altered or enlarged shall conform to all current parking regulations.

- F. In no case shall dedicated public rights-of-way be used to provide facilities required by these regulations.
- G. At least one handicapped parking stall shall be provided in all off-street parking areas larger than 15 spaces. Additional handicapped parking shall be provided as required by the State of Louisiana Fire Marshal's Office. If the State Fire Marshal does not require said handicapped stalls, the Parish will require such stalls as follows. One handicapped stall per 100 standard stalls. Handicapped parking stalls shall be at least twelve (12) by twenty (20) feet for ninety (90) degree parking and shall be proportionally larger at other angles. All stalls shall be appropriately marked and signed, be located in close proximity to the principal building and shall offer barrier free access to the principal building. The designation of handicapped parking stalls shall constitute consent by the property owner to the enforcement of the restriction of such spaces to handicapped motorists by the Parish.
- H. When determination of the number of off-street parking spaces required by this ordinance results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.
- I. Off-street parking facilities for separate uses may be provided collectively. However, total number of spaces must not be less than the sum of the separate requirements for each such use and provided that all regulations governing location of accessory parking spaces in relation to the use served are adhered to.
- J. The use of any required parking space for storage of any motor vehicle for sale, or for any other purpose other than the parking of motor vehicles, is prohibited.
- K. All on-street parking is prohibited.

7.0703 DESIGN STANDARDS

- A. The following minimum design standards shall be observed in laying out off-street parking facilities:



a PARKING ANGLE	b STALL WIDTH	c ISLE TO CURB	d AISLE WIDTH	e STALL LENGTH	f CURB TO CURB	g OVERLAP TO CURB
0°-15°	9 feet	9 ft.	12 ft	23 ft	30'/38'6"	0'/30'0"
16°-37°	9 feet	16'9"	11 ft	18 ft	44'6"	36'8"
38°-57°	9 feet	19'7"	13 ft	18 ft	52'2"	46'4"
58°-74°	9 feet	20'0"	18 ft	18 ft	58'	55'0"
75°-90°	9 feet	18'0"	22 ft	18 ft	58'	58'0"

- B. Off-street parking facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. Off-street parking areas shall be maintained in a clean, orderly and dust-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles, equipment, materials or supplies.
- C. Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence or curbing or other approved protective device, or by distance so that vehicles cannot protrude over publicly owned areas.
- D. Location and design of entrances and exits shall be in accord with the requirements of applicable Parish traffic regulations and standards. Landscaping, curbing or approved barriers shall be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.
- E. Interior drives shall be of adequate width to serve a particular design arrangement of parking spaces.
- F. Parking spaces in lots of more than 10 spaces shall be marked by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to insure efficient traffic operation of the lot.
- G. Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be arranged to eliminate glare on residential property by location of light fixtures or use of fixtures designed to eliminate direct view of luminaries in fixtures from residential property in accordance with Section 7.03 of these regulations
- H. When surface off-street parking areas for ten (10) or more automobiles are located closer than fifty (50) feet to a lot in a residential district, or to any lot upon which there is a dwelling as a permitted use under these regulations, and where such parking areas are not entirely screened visually from such lot by an intervening building or structure, there shall be provided along the lot line a continuous visual screen with a minimum height of six (6) feet. Such screen may consist of a compact evergreen hedge or foliage screening or a louvered wall or fence.

7.0704 MINIMUM PARKING REQUIREMENTS (amended 10/01/09 OCS#09-2131)

<b>ZONING DISTRICT CLASSIFICATION OR USE</b>	<b>MINIMUM OFF-STREET PARKING SPACE REQUIREMENT</b>
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RESIDENTIAL

SINGLE FAMILY

Single and two family residential	2.0 per dwelling unit
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Single Family - Attached	2.0 per dwelling unit
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MULTI-FAMILY

Multi-Family - 1 bd. rm.	1.5 per dwelling unit
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Multi-Family 2 bd. rm.	1.75 per dwelling unit
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Multi-Family - 3 (+) bd. rm.	2.0 per dwelling unit
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Apartment complexes	2.0 per dwelling unit
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OTHER RESIDENTIAL USES

Apartment Hotel	1 space per permanent dwelling unit and/or 1 space per each 2 non-transient sleeping rooms
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Tourist Homes	1 space per each unit or room plus 1 for the owner or manager.
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OFFICE/PROFESSIONAL USES

Office/Professional Office and/ or groups of buildings of similar nature	1 space per each 350 S. F. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage.
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For other permitted uses in such districts parking space shall be provided on the basis of the appropriate category:

* Uses involving public assembly of groups of people for whatever reason	1 space per each 4 occupants at maximum occupancy as established by the State Fire Marshal
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* Uses involving institutional functions	1 space per each 4 occupants at maximum
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occupancy as established by the State Fire Marshal

**ZONING DISTRICT CLASSIFICATION OR USE**

**MINIMUM OFF-STREET PARKING SPACE REQUIREMENT**

HEALTH AND MEDICAL USES

Institutional and Commercial Medical Uses, Clinics, Medical Office Buildings

1 space per each 175 Sq. Ft. of gross floor area plus 1 space per doctor on duty and 2 for every 3 employees on duty

Out-patient clinics, out-patient facilities a part of hospitals, medical centers, etc.

1 space per each 175 Sq. Ft. of gross floor area plus 1 space per doctor on duty and 2 for every 3 employees on duty

Nursing homes, sanitariums, convalescent homes, institutions for care of aged, children, etc

0.5 per bed plus 1 space per doctor on duty and 2 for every 3 employees on duty

Hospital, medical center, other treatment facility

1.75 per bed, plus the number required, based on Sq. Ft. measurements for office, clinic, testing, research, administrative, teaching and similar activities associated with the principal use, at 1 space per each 175 Sq. Ft. of gross floor area except for teaching facilities which shall be 1 space per each 4 seats.

Veterinary Clinics and Hospitals

1 space per 175 square feet of office area excluding area for boarding. A minimum of six (6) spaces shall be provided

**ZONING DISTRICT CLASSIFICATION OR USE**

**MINIMUM OFF-STREET PARKING SPACE REQUIREMENT**

COMMERCIAL USES

Specialty retail shops for the sale of books, educational and/or arts and craft supplies; floral items; gifts; antiques; and clothing and photographic studios

1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage

Dance and music studios

1 space for every 4 students based upon the maximum occupancy, plus 2 for every 3 employees at maximum shift

**ZONING DISTRICT  
CLASSIFICATION OR USE**

**MINIMUM OFF-STREET PARKING SPACE  
REQUIREMENT**

Retail uses such as barber shops, beauty shops, bakeries, drug stores, hobby shops, dry cleaning and/or laundries, food stores, garden supply stores, hardware stores, stationary stores, jewelers, shoe stores, sporting goods stores, toy stores and accessory uses incidental to such typical uses listed above.

1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage

Convenience stores

1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage with a minimum of 6 customer spaces

Drive-In Banks, and similar uses

1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage plus reservoir space as determined by Department of Planning

Automobile service stations and garages for minor repair (excluding body shop, engine repair, painting)

1 space per each 350 Sq. Ft. of area plus 2 spaces for every 3 employees with a minimum of 6 spaces for customer vehicles

Restaurants and restaurants with lounges

1 space per each 3 occupants at maximum occupancy based on maximum occupant load plus one spaces for each employees at maximum shift (amended 12/03/09 OCS#09-2171)

Retail and service uses such as banks, financial institutions, bicycle sales and repair, blueprinting and photocopy establishments, business machine sales and service, carpet stores, interior decorating shops, building supply, paint and wallpaper stores, post offices, TV and radio repair shops and accessory uses incidental to such typical uses listed above

1 space per each 400 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage

Amusement establishments

1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 for each 3 employees at maximum shift

Autobody repair

6 spaces for customer vehicles

**ZONING DISTRICT  
CLASSIFICATION OR USE**

**MINIMUM OFF-STREET PARKING SPACE  
REQUIREMENT**

Automotive and mobile home sales	1 space per each 400 Sq. Ft. of gross floor area plus 1 space per each 700 Sq. Ft. of total outdoor sales area with a minimum of 6 spaces for customers
Car washes	1 space per each employee plus reservoir space for at least 6 times the bay capacity of the facility, with a minimum of 10
Bars and lounges	1 space per each 3 occupants at maximum occupancy based on maximum occupant load plus one spaces for each employees at maximum shift (amended 12/03/09 OCS#09-2171)
Catering Establishments	1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 spaces for every 3 employees at maximum shift (amended 12/03/09 OCS#09-2171)
Hotels and motels	1 space per each room plus additional spaces as required for other functions such as bar, restaurant, etc.
Liquor Stores	1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage with a minimum of 6 spaces for customer vehicles
Department stores	1 space per each 350 Sq. Ft. of gross floor area
Motion picture theaters	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Funeral Parlors	1 space per each 4 chapel seats
Mini warehouses	A minimum of 6 spaces for customer parking. No parking shall block storage bays
Storage, testing, repairing or similar service uses	1 space per each 700 Sq. Ft. of storage area plus 1 space per each 400 Sq. Ft. of office, sales or other space to be used by visitors, customers or salesmen

**ZONING DISTRICT  
CLASSIFICATION OR USE**

**MINIMUM OFF-STREET PARKING SPACE  
REQUIREMENT**

INDUSTRIAL USES

Battery and tire stations, building material sales, bus terminals, machinery sales, printing establishments, service establishments, trailer sales and rental and special uses as permitted

1 space per each 400 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage

Storage, testing, repairing, warehousing or similar establishments

1 space per each 1,000 Sq. Ft. of storage area plus 1 space per each 350 Sq. Ft. of office, sales or other space to be used by visitors, customers or salesmen

Other light industrial uses

1 space per 1,000 Sq. Ft. plus 1 space per each 350 Sq. Ft. of office, sales or similar space

Assembly, manufacturing, processing, packaging and treatment plants

1 space per 1,250 Sq. Ft. plus 1 space per each 350 Sq. Ft. of office, sales or similar space

Canneries; paper, petroleum, rubber or wood product manufacturing; steel mills

1 space per 1,500 Sq. Ft. plus 1 space per each 350 Sq. Ft. of office, sales or similar space

Asphalt or concrete batching plants, bulk petroleum product storage uses and landfills

2 spaces for each 3 employees plus 1 space per each 350 Sq. Ft. of office, sales or similar space

**ZONING DISTRICT  
CLASSIFICATION OR USE**

**MINIMUM OFF-STREET PARKING SPACE  
REQUIREMENT**

EDUCATIONAL & RELATED USES

Day Care Centers

Minimum of 5 spaces plus 2 for every 3 employees, or as determined by Department of Planning

High Schools

1 space per each employee plus 1 space for every 10 students

Elementary Schools

1 space per each classroom and each other room used by students plus 1 for each 10 full time students

Colleges, Junior Colleges, Technical

As determined by the Department of Planning

Schools, Universities, etc.

Fraternalities, Sororities, Dormitories and Related Buildings

0.5 per bed.

**ZONING DISTRICT CLASSIFICATION OR USE**

**MINIMUM OFF-STREET PARKING SPACE REQUIREMENT**

School Auditoriums\*

1 space per each 4 occupants at maximum occupancy based on maximum occupant load.

School Gymnasiums, Stadiums, Field Houses, Grandstands and related structures or facilities.\*

1 space per each 4 occupants at maximum occupancy based on maximum occupant load

\* Credit for spaces available on the campus may be granted for up to 100% of the space requirement for these uses.

RECREATIONAL USES

Parks, athletic fields, tennis and pool facilities, golf courses, etc.

As determined by Department of Planning.

Recreational and community center buildings, recreation clubs, related uses

Spaces equal to 30% of total permitted occupancy or as determined by Department of Planning.

Enclosed recreational buildings, specialized facilities and related uses

As determined by Department of Planning.

Open recreational facilities including camps, youth facilities, training facilities, etc.

As determined by Department of Planning.

Commercial recreation

As determined by Department of Planning

MISCELLANEOUS USES

Planned Unit Development

As required for each individual use or as may be determined by Department of Planning based on the review of project plans and the determination of parking requirements

Public Utility or Public Service Uses

As determined by Department of Planning

Religious Institutions, Churches, Temples, Chapels, etc.

1 space per each 4 occupants at maximum occupancy based on maximum occupant load

Convents, seminaries, rectories, parish houses,  
other religious uses

As determined by Department of Planning

**MINIMUM OFF-STREET PARKING SPACE  
REQUIREMENT**

**MINIMUM OFF-STREET PARKING SPACE  
REQUIREMENT**

Clubs, lodges and fraternal organizations

1 space per each 4 occupants at maximum  
occupancy based on maximum occupant load plus  
2 for each 3 employees at maximum shift

Public libraries, museums and other  
non-recreational public facilities

1 space per each 600 Sq. Ft. of floor area open to  
the public

Convention centers

1 space per each 4 occupants at maximum  
occupancy based on maximum occupant load plus  
2 spaces for every 3 employees at maximum shift

Marinas

As determined by Department of Planning

Farmer's markets and vegetable stands

1 space per each 350 Sq. Ft. of area with a  
minimum of 6 spaces for customer vehicles.

Home Occupations

As determined by Department of Planning

7.0705 MINIMUM OFF-STREET LOADING REQUIREMENTS

- A. Every hospital, institution, hotel, commercial or industrial building or use having a gross floor area in excess of seventy-five hundred (7,500) square feet of space and requiring delivery trucks shall have at least one permanently maintained off-street loading space for each seventy-five (7,500) square feet of gross floor area or fraction thereof and so located as not to hinder the free movement of pedestrians and vehicles over sidewalks, streets, and alleys.
- B. Retail operations, wholesale operations and industrial operations with a gross floor area of less than seventy-five hundred (7,500) square feet shall provide sufficient off-street loading space (not necessarily full berth if shared by an adjacent establishment) so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street, or alley.
- C. Each required off-street loading and/or unloading space shall be designed with direct access via an approved access drive, to a deeded right-of-way which offers satisfactory ingress and egress for trucks. Access drives or aisles shall be laid out with a width of at least twelve (12) feet for one-way circulation and at least twenty four (24) feet for two-way circulation.
- D. Off-street loading and/or unloading space shall be so designed and constructed so that all maneuvering for loading and/or unloading can take place entirely within the property lines of the premises. Such off-street loading and/or unloading space shall be so located as not to hinder the free movement of pedestrians and vehicles over sidewalk, street, road, highway or deeded rights-of-way.
- E. The off-street loading and/or unloading requirements, as listed in this ordinance, shall apply at any time any building is enlarged or increased in capacity by adding floor area.
- F. Design and Maintenance
  - 1. Lighting - Any lighting used to illuminate off-street loading and/or unloading areas shall be directed away from property in any residential district as well as public roads in such a way as not to create a nuisance.
  - 2. Spaces Allocated to Any Off-Street Loading and/or Unloading Spaces - These spaces shall not be used to satisfy the space requirements for any off-street parking facilities or portion thereof.

7.0706 REDUCTION OF REQUIRED SPACES

- A. Joint use up to fifty (50) percent of required parking spaces may be permitted for two or more uses provided that:
  - 1. The applicant for development approval can demonstrate that the uses will not substantially overlap in hours of operation; or;
  - 2. The proposed development is a bank, office, retail sales establishment, or manufacturing company and the applicant intends to share parking facilities with a church, theater or restaurant.

- B. Joint use of up to one hundred (100) percent of the required parking spaces may be permitted for churches or schools if the parking will be provided off-site, the total amount of required parking, provided in conjunction with a bank, office, retail sales establishment or manufacturing company.
- C. If an applicant for development approval can demonstrate that employee parking facilities will be provided off-site, the total amount of required parking, provided on site or within five hundred (500) feet of the site, may be reduced up to fifteen (15) percent.
- D. Compact car stalls will be allowed only for hotels and office parking. The maximum number of compact car stalls allowed is as follows:

Number of Parking Spaces Provided for the Use	Percentage Compact Spaces Allowed
0-99	0%
100-199	10%
200-299	15%
300-399	20%
400-499	25%

**7.0707 SALE OF MOTORIZED VEHICLES, WATERCRAFT AND TRAILERS ON PRIVATE PROPERTY AND PUBLIC RIGHTS OF WAY.**

- A. No person shall park any motor vehicle, watercraft or trailer upon any private property owned by another, at any given time, for the purpose of displaying such motor vehicle, watercraft or trailer for sale, hire or rental without the express written permission of the property owner prominently displayed on the motor vehicle, watercraft or trailer.
- B. No property owner shall give permission to any other person for display of a motor vehicle, watercraft or trailer for sale, hire or rental more frequently than three (3) occasions per calendar year.
- C. The parking of any motor vehicle, watercraft or trailer upon any state or parish rights of way for purposes of advertising same for sale, hire or rental is expressly prohibited.

- D. Nothing in this section shall prohibit the display of vehicles upon the property of any duly zoned and permitted new or used car, trailer or watercraft dealership.
- E. Nothing in this section shall prohibit the owner of any motor vehicle, watercraft or trailer from displaying said vehicle for sale, hire or rental on his or her own private property.
- F. Penalties - Violations of this section by the owner of any private property or the owner of any motor vehicle, watercraft or trailer shall subject either or both parties to the penalties described in Section 1-011.00 of the Parish Code of Ordinances.