

**CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368**

**BOARD OF ADJUSTMENT
MEETING AGENDA
JUNE 15, 2021
6:00 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ken Johnson
Tom Shelton
Gary Deffendall
David Wist
Vince Lobosco
Sonny Wilson (Alternate)
Adrian Copus (Alternate)

PUBLIC HEARING

1. PETITION 21-01:

A Variance Request – Northeast corner of Technology Drive and Weldon Spring Road, includes a 283,200 square foot light-industrial facility on approximately 18 acres.

The applicant is proposing a reduction in the required number of parking spaces. The City's Municipal Code requires one space for each 400 square feet of gross floor area, plus one space for each employee. The subject site, based upon the building size and its usage would require 850 spaces. The applicant is proposing 256.

NEW BUSINESS

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- Discussion
- Findings of Fact and Conclusions of Law
- Roll Call Vote

ADJOURNMENT



BOARD OF ADJUSTMENT PETITION 21-01

A. Characteristics/Background

The proposed project, located at the northeast corner of Technology Drive and Weldon Spring Road, includes a 283,200 square foot light-industrial facility on approximately 18 acres. The proposed business is an online retailer selling tactical gear to law enforcement and the military. The company is proposing to consolidate their operations currently located in Chesterfield and Hazelwood into a new facility here in Dardenne Prairie.

The building footprint will consist of a 470 foot by 560 foot single-story structure (263,200 sq.ft.) which will contain 243,200 sq.ft. of warehouse and 20,000 sq.ft. of office space. An additional 20,000 sq.ft. of office will be built as a second-story feature above the building's footprint.

The architecture of the building is attractive with the use of tilt-up concrete masonry panels and various coloration deviations, such as the application of red and grey accent features. The office component will consist of both tilt-up concrete and glass panels with aluminum-clad window treatments. The materials proposed are allowed under the I-1 Light Industrial District.

The building is proposed to be highly-advanced with a robotic retrieval system, which reduces the number of workers and maximizes the amount of material which can be stored. A reduction in the workforce also lessens the number of parking spaces required to maintain a successful operation.

B. Variance Requested by the Applicant

The Zoning and Subdivision Regulations state as follows:

Section 405.635. Schedule of Off-Street Parking Requirements

Off-street parking spaces shall be provided in accordance with the following off-street parking schedule.

Land Use	Number of Spaces Required
Light Industrial	1 per employee plus 1 per 400 square feet

Based upon the following Table 1, the requirement for this building size and use under the City's Municipal Code would be 850 spaces.

TABLE 1

Project	Commerce Park West, LLC		Site Plan Dated 5/07/21	
Building Area	Office	Warehouse	spaces	spaces
283,200 s.f.	40,000 s.f.	243,200 s.f.	provided	per 1000 s.f.
	134	122	256	.90
Dardenne Prairie	Code Requirement		Sec. 405.635	
	Light Industrial			spaces
	1 per 400 s.f. 1 per employee		Total	per 1000 s.f.
Spaces Req'd	708	142	850	3.00
<i>Assume 1 employee per 2000 s.f.</i>				

Based upon a review of the requirements of other jurisdictions in St. Charles County, the following number of parking spaces would be required for a similarly-sized and utilized facility.

TABLE 2

St. Charles	Code Requirement		Sec 400.670	
	Office	Warehouse		spaces
	1 per 350 s.f.	1 per 2000 s.f.	Total	per 1000 s.f.
Spaces Req'd	115	122	237	0.84
St Peters	Code Requirement		Sec. 405.555	
	Office	Warehouse		spaces
	1 per 303 s.f.	0.5 per 1000 s.f.	Total	per 1000 s.f.
Spaces Req'd	132	122	254	0.90
O'Fallon	Code Requirement		Sec. 400.480	
	Office	Warehouse		spaces
	1 per 300 s.f.	1 per employee	Total	per 1000 s.f.
Spaces Req'd	134	122	256	0.90
<i>Assume 1 employee per 2000 s.f.</i>				

C. Staff Findings and Recommendations

The applicant is proposing a reduction in the required number of parking spaces. The City's Municipal Code requires one space for each 400 square feet of gross floor area, plus one space for each employee. The subject site, based upon the building size and its usage would require 850 spaces. The applicant is proposing 256.

Other jurisdictions in St. Charles County would require between 237-256 parking spaces for this same-sized building and use. Approving the requested variance would be consistent with other nearby communities.

Staff is supportive of the parking space reduction. The City's Municipal Code requirements do not consider today's use of robotics and its impact on warehousing operations. In addition, modifying the amount of parking and, thereby, reducing impervious surfaces will lessen the impact of runoff from under-utilized parking areas. This building, if approved, would become the largest building in the City of Dardenne Prairie. Lastly, it would be a serious detriment to operation of the facility should there be insufficient parking to accommodate the employees and visitors to the building. It seems unlikely that a parking space reduction would be sought by the company which would undermine its ability to successfully operate.

Should the Board of Adjustment decide to proceed, it is proposed that the following Findings of Fact and Conclusions in Law be entered into the record.

D. Findings of Fact

The following are the suggested Findings of Fact for this Petition:

1. The site is located at the northeast corner of Technology Drive and Weldon Spring Road.
2. The subject site is zoned I-1 Light Industrial District.
3. The City's Zoning and Subdivision Regulations require a certain number of parking spaces based upon the use and size of a building.

4. Parking requirements are contained in Section 405.635 of the City of Dardenne Prairie Municipal Code.
5. Under the provisions of the Schedule of Off-Street Parking Requirements, the Light Industrial minimum parking requirements are one (1) space per 400 square feet of gross building area, plus one (1) space per employee.
6. The proposed facility consists of a single-story building of 263,200 square feet, plus a 20,000 square foot second-story office, truck loading docks/courts, and parking lots.
7. Based upon the building size and its usage, a minimum of 708 spaces, plus one (1) space per employee, would require a total of 850 spaces.
8. The actual number of spaces shown on the site plan is 256 spaces.
9. The parking space requirements for the City of St. Charles would be 237; for the City of St. Peters, 254; and for the City of O'Fallon, 256.

E. Conclusions of Law

The following is the suggested Conclusions of Law should the Petition BE APPROVED:

The Board of Adjustment finds that there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinance, to vary or modify the application of any such regulation or provisions of such ordinance relating to the construction or alteration of buildings or structures or the use of land so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.

The following is the suggested Conclusions of Law should the Petition NOT BE APPROVED:

The Board of Adjustment finds that there are NO practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinance, to vary or modify the application of any such regulation or provisions of such ordinance relating to the construction or alteration of buildings or structures or the use of land so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.

NOTICE OF PUBLIC HEARING

The Board of Adjustment of the City of Dardenne Prairie, Missouri will hold a Public Hearing at 6:00 p.m. on Tuesday, June 15, 2021 at City Hall located at 2032 Hanley Road, Dardenne Prairie, Missouri 63368. The following petition will be considered at that time.

PETITION 21-01

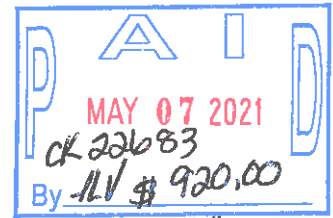
Stock and Associates Consulting Engineers, Inc., applicant for owner Commerce Park West, LLC requests a variance from Section 405.635 "Schedule of Off-Street Parking Requirements" to allow a reduction in the number of parking spaces. The property is an 18-acre tract, more or less, located at the northeast corner of Technology Drive and Weldon Spring Road.

All interested citizens will have the opportunity to provide written and oral comment. Persons with disabilities needing assistance should contact the City before the meeting by calling or writing the City Administrator at 2032 Hanley Road, Dardenne Prairie, Missouri 63368; or (636) 561-1718.

LEGAL DESCRIPTION

All of the Third Adjusted Lot "Z" of the Fourth Adjustment of Lot "G" of "Boundary Adjustment Plat of Adjusted Lot "G" of Boundary Adjustment Plat of Adjusted Lots "G and Z" of the Boundary Adjustment Plat of 64 West Business Park Subdivision and Common Ground "K" of 64 West Business Park Subdivision" And The Third Adjustment Of Lot "Z" Of Boundary Adjustment Plat of Adjusted Lots "G" And "Z" of The Boundary Adjustment Plat 64 West Business Park Subdivision, according to the boundary adjustment plat thereof recorded in Plat Book 46, Page 340 of the St. Charles County, Missouri, Records, containing 18.14 acres, more or less.

VARIANCE APPLICATION
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org



Rec 21-1732

For use in applying for a hearing before the Board of Adjustment empowered to:

- a. Hear and decide appeals where it is alleged there is an error in any order, requirements, decision, or determination made by an administrative official in the enforcement of any adopted ordinance pertaining to zoning matters.
- b. Hear and decide all matters referred to it or upon which it is required to pass under any ordinance.
- c. Pass upon appeals where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinance, to vary or modify the application of any such regulation or provisions of such ordinance relating to the construction or alteration of buildings or structures or the use of land so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.

Fee: There is an application fee for processing a variance, which covers the publishing of a public notice for the hearing, recording the hearing and processing the application. A copy of the City's Fee Schedule is kept on file with the Dardenne Prairie City Clerk.

LEGAL DESCRIPTION: (Attach deed or other document containing the legal description of the tract of land, if applicable, or enter the subdivision name and lot number below.)

See attached property description.

MAP: (Attach a scaled map showing the property's location and boundaries, if applicable.)

- ☒ Application fee of \$ 920.00 is provided.
- ☒ Fifteen (15) folded copies of the Plan(s) are provided.
- ☒ Legal description (hard copy and electronic media) is provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- ☒ A list of property owners with property within 185 feet and their addresses (hard copy and electronic media) is provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- ☒ The applicant is required to appear before the Board of Adjustment.

PRESENT ZONING: I-1 Light Industrial District


VARIANCE REQUESTED: Request relief from Section 405.635 "Schedule of Off-Street
Parking Requirements" See attached Parking Demand Study

JUSTIFICATION FOR VARIANCE REQUESTED: Code requirement for the proposed site plan is 708 stalls plus one per employee. Typical requirements in the adjacent communities would be in the range of 0.80 spaces per 1000 sq. ft. Proposed site plan provides 256 spaces. (0.90 spaces per 1000 sq. ft.)

Names and addresses of every landowner and resident adjoining your property, across the street from your property and cater-cornered from your property (attach additional as required):

See attached list.

Commerce Park West, LLC
OWNER (Individual or Company)

 5/6/21
Authorized Signature Date

Andrew Hoefener
Printed Name, Title

18167 Edison Avenue, Suite B
Street Address

Chesterfield, MO 63005
City/State/Zip Code

314 914-0232
Telephone Facsimile

andrew@cat5.com
Email Address

Stock & Associates Consulting Engineers, Inc.
APPLICANT (Individual or Company)

 5/7/21
Authorized Signature Date

George M. Stock, President
Printed Name, Title

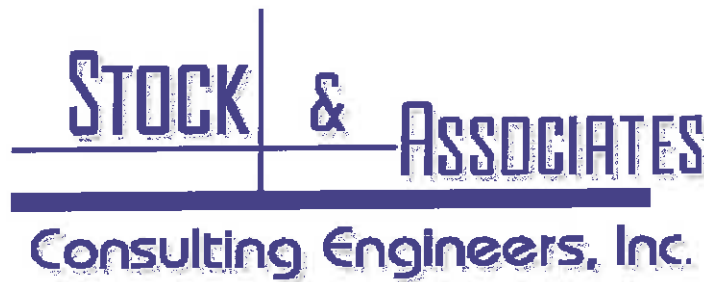
257 Chesterfield Business Parkway
Street Address

Chesterfield, MO 63005
City/State/Zip Code

630 530-9100
Telephone Facsimile

george.stock@stockassoc.com
Email Address

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and any additional data attached hereto is true, complete, and accurate.



PROPERTY DESCRIPTION

All of the Third Adjusted Lot "Z" of the Fourth Adjustment of Lot "G" of "Boundary Adjustment Plat of Adjusted Lot "G" of Boundary Adjustment Plat of Adjusted Lots "G and Z" of the Boundary Adjustment Plat of 64 West Business Park Subdivision and Common Ground "K" of 64 West Business Park Subdivision" And The Third Adjustment Of Lot "Z" Of Boundary Adjustment Plat of Adjusted Lots "G" And "Z" of The Boundary Adjustment Plat 64 West Business Park Subdivision, according to the boundary adjustment plat thereof recorded in Plat Book 46, Page 340 of the St. Charles County, Missouri, Records, being more particularly described as follows:

Beginning at a found iron pipe located at the southern right-of-way line of Hubble Drive, 60 feet wide, said point also being the common corner of the Fourth Adjusted Lot G and above said Third Adjusted Lot Z; thence along the common lines between said Adjusted Lots, South 65 degrees 08 minutes 53 seconds West, 301.00 feet (South 64 degrees 28 minutes 26 seconds West, 301.09), to a found iron pipe and South 36 degrees 55 minutes 01 second West, 412.27 feet (South 36 degrees 10 minutes 18 seconds West) to a found iron pipe located on the northern right-of-way line of Technology Drive, variable width, said point also being located on a curve to the right having a radius of 17,138.76 feet; thence along said curve with an arc length of 963.01 feet and a chord which bears North 50 degrees 43 minutes 17 seconds West, 962.88 feet to a found iron pipe; thence North 07 degrees 40 minutes 34 seconds East, 133.48 feet to a found iron pipe located on the eastern right-of-way line of Weldon Springs Road, 80 feet wide; thence along said right-of-way line, North 63 degrees 45 minutes 37 seconds East (North 63 degrees 02 minutes 31 seconds East), 973.30 feet to a found iron pipe at the point of curvature to the right having a radius of 20.00 feet and an arc length of 31.42 feet and a chord which bears South 71 degrees 14 minutes 23 seconds East, 28.28 feet to a found iron pipe located on the southern right-of-way of above said Hubble Drive; thence along said right-of-way, South 26 degrees 14 minutes 23 seconds East, (South 26 degrees 57 minutes 29 seconds East) 788.21 feet to the POINT OF BEGINNING. Rev 3/29/2021

Containing 790,121 square feet or 18.139 acres, more or less.

Basis of Bearing system for this description: Missouri Coordinate System of 1983, East Zone" (Grid North)

Eugene A. & Druscilla Irene Holland

102 Rockaway Drive, O'Fallon, MO 63368

Charles E. & Donna K. Johnson

203 Brougham Drive, O'Fallon, MO 63368

Williams Family Residence Trust

314 Carriage Trail Court, O'Fallon, MO 63368

Michael J. & Sarah Reitmeyer

310 Carriage Trail Court, O'Fallon, MO 63368

Dustin Vohs

306 Carriage Trail Court, O'Fallon, MO 63368

Corey & Charleen Johnson

302 Carriage Trail Court, O'Fallon, MO 63368

Earl & Karol Haskins REVOC LIV Trust

395 White Chapel Drive, O'Fallon, MO 63368

LETA Venture I, LLC

(NW Corner Weldon Spring Drive & Technology Drive)

Mailing Address: 500 Auto Mall Drive, O'Fallon, MO 63368

BIMWAYS LLC

96 Hubble Drive, Dardenne Prairie, MO 63368

92 Hubble Drive LLC

92 Hubble Drive, Dardenne Prairie, MO 63368

2 Rivers Church

88 Hubble Drive, Dardenne Prairie, MO 63368

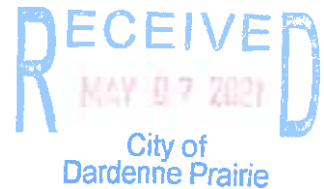
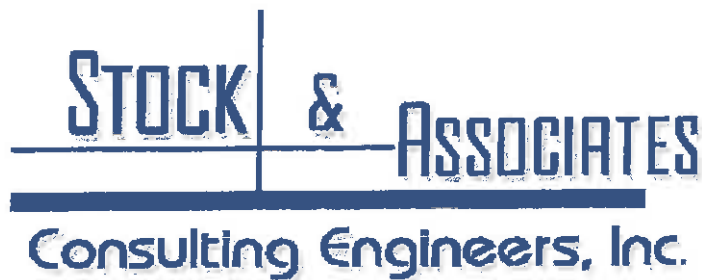
Topping I, LLC

84 Hubble Drive, Dardenne Prairie, MO 63368

Mailing Address: 2525 S. Brentwood Blvd, Suite 103, St. Louis, MO 63144

Ungerboeck Development LC

87 Hubble Drive, Dardenne Prairie, MO 63368



Dated: May 7, 2021

City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368

Attention: Mr. Dan Lang, City Administrator

Re: Parking Demand Study associated with Commerce Park West, LLC;
Site Development Plan,
64 West Business Park Lot Z Technology Dr & Weldon Spring Rd.
(Stock Project No. 220-6907)

Dear Mr. Lang:

This firm is the professional licensed civil engineering firm that has been engaged to prepare and process the Site Development Plan for Commerce Park West, LLC. Included in that engagement are the preparation and submission of this Variance Application and a Parking Demand Study. Parking requirements are contained in Section 405.635 of the City of Dardenne Prairie Municipal Code. Under the provisions of the Schedule of Off-Street Parking Requirements, Light Industrial minimum parking requirements are one (1) space/400 s.f., (gross building) plus one (1) space per employee. The proposed facility consists of a single-story buildings (283,200 s.f.), truck courts and parking lots. This would require a minimum of 708 spaces plus one (1) per employee. Table 1 shows the summary of the City's code requirement vs. the proposed provided on the Site Development Plan.

May 7, 2021

City of Dardenne Prairie

Page 2 of 4

TABLE 1

Project	Commerce Park West, LLC		Site Plan Dated 5/07/21	
Building Area	Office	Warehouse	spaces	spaces
283,200 s.f.	40,000 s.f.	243,200 s.f.	provided	per 1000 s.f.
	134	122	256	0.90
Dardenne Prairie	Code Requirement		Sec. 405.635	
	Light Industrial		spaces	
	1 per 400 s.f.	1 per employee	Total	per 1000 s.f.
Spaces Req'd	708	142	850	3.00
<i>Assume 1 employee per 2000 s.f.</i>				

In reality, the parking needs typical of these types of facilities are far less than prescribed by the City of Dardenne Prairie code. A study of existing municipal codes in the St. Charles County region are summarized in Table 2. Attached are excerpts from the City of St. Charles, St. Peters and O'Fallon municipal Codes.

TABLE 2

St. Charles	Code Requirement		Sec. 400.670	
	Office	Warehouse	spaces	
	1 per 350 s.f.	1 per 2000 s.f.	Total	per 1000 s.f.
Spaces Req'd	115	122	237	0.84
St. Peters	Code Requirement		Sec. 405.555	
	Office	Warehouse	spaces	
	1 per 303 s.f.	0.5 per 1000 s.f.	Total	per 1000 s.f.
Spaces Req'd	132	122	254	0.90
O'Fallon	Code Requirement		Sec. 400.480	
	Office	Warehouse	spaces	
	1 per 300 s.f.	1 per employee	Total	per 1000 s.f.
Spaces Req'd	134	122	256	0.90
<i>Assume 1 employee per 2000 s.f.</i>				

May 7, 2021

City of Dardenne Prairie

Page 3 of 4

The project total of 256 spaces that the facilities will provide includes 8 spaces meeting ADA requirements. Thus a net of 256 spaces equates to 0.90 spaces per 1,000 s.f. of building and meets or exceeds the requirements of the above mentioned municipalities and provides parking spaces which meet the project requirements.

Based on the above information, we respectfully request the City consider this project be parked at the rate of 0.90 spaces/1,000 s.f. (gross building), which would satisfy the project parking needs.

As always, we greatly appreciate your cooperation.

Sincerely,

Charles A. Hulse

Charles A. Hulse, P.E., P.L.S.
Associate

CC: Mr. Luke Kehoe, P.E. - City Engineer
Mr. George M. Stock, P.E., President
Mr. Tim Breece – Propper Construction Services
Mr. Andrew Hoefener – Commerce Park West, LLC

Enclosure: St. Charles Municipal Code Section 400.670
St. Peters Municipal Code Section 405.555
O'Fallon Municipal Code Section 400.480
Dardenne Prairie Municipal Code Article XI

St. Charles Municipal Code

Section 400.670. Parking Schedule.¹ [R.O. 2009 §156.116; CC 1981 §30-94; Ord. No. 77-31, 7-5-1977; Ord. No. 93-130, 6-9-1993; Ord. No. 98-209, 5-15-1998; Ord. No. 99-53, 2-4-1999; Ord. No. 99-205, 6-3-1999; Ord. No. 01-111, 6-8-2001; Ord. No. 10-244 §1, 11-18-2010; Ord. No. 12-231 §2, 12-6-2012; Ord. No. 15-069 §4, 4-21-2015; Ord. No. 18-115, 5-15-2018]

Except as otherwise provided in this Chapter, when any building or structure is hereafter erected or structurally altered, any building or structure hereafter erected is converted, any riverboat is used, accessory off-street parking spaces shall be provided as follows:

Use	Spaces Required
Animal hospital	1 per 400 square feet of floor area; 4 spaces minimum
Auditorium, gymnasium, stadium, arena or convention hall or community center	1 per 4 seats or seating spaces; see also Section 400.680(G)
Automobile or boat sales	1 per 300 square feet of floor area; 2 spaces minimum
Automobile repair and body shops	2 per every 3 employees or fraction thereof; 2 spaces minimum; plus 1 per each bay
Automobile service stations that provide repair services and include gas pumps	1 space for every 2 gas pumps, plus 2 spaces for each service bay or similar facility, plus 1 space for every 1.5 employees, plus 1 space for every vehicle customarily used in the operation
Banks	1 per 150 square feet of floor area; 5 spaces minimum
Banquet hall, party center or meeting facility	1 space per 100 sq. ft. of floor area
Barber and beauty shops	1 per 150 square feet of floor area; 5 spaces minimum
Bowling alleys	5 per lane

1. Cross Reference—As to penalty, §400.1890.

Section
400.670

Section
400.670

Use

Spaces Required

Broadcasting stations

1 per 200 square feet or 5 spaces minimum; auditorium for broadcasting station requires space as above

Church, temple, synagogue, auditorium or place of assembly

1 per 4 seats or bench seating spaces (See Section 400.680(G))

Congregate Care Facilities

1 per 2 beds

Convenience store with fuel

1 space per 250 sq. ft. of floor area, plus 1 space for every 2 gas pumps

Convenience store without fuel

1 space per 250 sq. ft. of floor area

Country club or golf club

1 per 5 members or 1 for each 400 square feet of floor area, whichever is greater

Day care centers and adult day care centers

1 space per every 10 children or adults receiving care, plus 1 space per employee

Drinking place, bar or tavern

6 per 1,000 square feet gross floor area

Dwelling units

2 per dwelling unit

Fitness and health centers

One (1) space per 200 sq. ft. of floor area

Funeral or mortuary home

1 per 100 square feet of floor area, excluding storage and work area; 30 spaces minimum

Furniture or appliance store, machinery, equipment

1 per 350 square feet of floor area; 2 spaces minimum

Gaming establishments

1 space per employee on the maximum shift; plus 1 space per 2 patrons and customers

Guest, boarding or lodging house

1 per bedroom (See Section 400.421(A)(4))

Hospital

2 per patient bed. Bassinets and incubators shall not be counted as beds

Section
400.670

Section
400.670

Use	Spaces Required
Library, museum or art gallery	10 spaces minimum, plus 1 additional space for each 300 square feet of floor area in excess of 1,000 square feet
Manufacturing or industrial establishment	1 per 2 employees on maximum working shift plus space for storage of trucks or other vehicles used in connection with the business or industry
Medical offices or clinic	1 per 200 square feet of floor area
Mobile home or travel trailer sales	1 per 200 square feet of sales office area; 5 spaces minimum
Motel or hotel	5 spaces minimum, plus 1 per sleeping room or suite
Nursing homes, convalescent homes, homes for the aged or similar institutions	1 per 2 patient beds
Office or office building (other than medical), post office, studio	1 per 350 square feet of floor area, 2 spaces minimum
Printers and publishers	1 per 2 employees on maximum working shift plus space for storage of trucks or other vehicles used in connection with the business
Private club, fraternity, sorority or lodge, with sleeping rooms	2 per 3 sleeping rooms or suites or 1 per 100 square feet of floor area, whichever is greater
Private club, fraternity, sorority or lodge, without sleeping rooms	1 per 10 members or 1 for each 600 square feet of floor area, whichever is greater
Recreational uses including public or private skating rinks, swimming pools and exhibition halls without fixed seats	1 per 100 square feet of floor area; does not apply to accessory uses
Repair or service establishment, plumbing, HVAC	1 per 200 square feet or 5 spaces minimum
Restaurant (sit-down, drive-in or carry-out)	1 per 100 square feet of floor area

Section
400.670

Section
400.670

Use

Spaces Required

Retail store, doughnut shop or
delicatessen

1 per 200 square feet of floor area

Riverboat

1 space per employee on the
maximum shift; plus 1 space per 2
passengers, patrons and
customers; plus 1 space per 4
passengers for overlapping
schedules; see also Section
400.680(H)

School

For elementary or junior high
schools, 1 per 10 seats in main
assembly room or 2 per classroom,
whichever is greater; for high
school, college, business or trade
school, 1 for each faculty and staff
member plus 1 for each 5 students

Senior Housing Facilities

1 per dwelling unit plus 1 per each
employee on the maximum shift

Speculative shopping centers
and speculative multi-tenant
buildings

5 spaces per 1,000 square feet of
gross floor area

Theater

1 per 4 seats or seating spaces

Warehouse

1 per 2,000 square feet of
warehouse area, plus space for
storage of trucks or other vehicles

St. Peters Municipal Code

Section 405.555. Schedule Of Off-Street Parking

Requirements. [R.O. 2007 § 405.555; Ord. No. 1523 § 7.0400, 5-11-1989; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 5132 § 18 1-8-2009; Ord. No. 5563 § 12, 3-24-2011; Ord. No. 5742 § 19, 4-30-2012; Ord. No. 6865, 11-9-2017]

Except as otherwise provided in this Chapter, when any building or structure is hereafter erected or structurally altered, or any building or structure hereafter is converted, off-street parking spaces shall be provided. Employee parking shall be calculated according to the maximum number of employees available on any given workshift. Employee parking shall be inclusive of the number of spaces required unless otherwise specified.

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Residential and Related

Uses:

Elderly Housing	1 space per every 2 dwelling units
Group Living Facilities	1 space per 2 residents, plus 1 space for a caretaker vehicle
Hotels and Motels	1 space per every room or unit, plus 1 space per employee on the maximum shift, plus 1 space for each vehicle used in the operation
Single-Family Residences	2 spaces per unit
Two-Family Units/ Duplexes	2 spaces per unit
Multiple-Family Units	
1 bedroom units	1.5 spaces per unit
2 or more units	2 spaces per unit
Nursing Homes	2 spaces per every 5 beds
	.5 spaces per every employee on the maximum shift
	1 space for every vehicle used in the operation of the facility

Retail And Service

Uses:

Animal Hospital/Clinic/ Kennel	3 spaces per 1,000 square feet of gross floor area
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SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Automobile Repair and Auto Diagnostic Shops	5 spaces per 1,000 square feet of gross floor area (each service bay is considered 1 space)
Automobile Sales	3 spaces per 1,000 square feet of gross floor area, plus 1 space per every 2,000 square feet of gross land area
Automobile Service Stations Including Gas Pumps	1 space for each gas pump, plus 2 spaces for each service bay or similar facility, plus 1 space for every 1.5 employees, plus 1 space for every vehicle customarily used in the operation
Banks/Credits Unions	4.5 spaces per every 1,000 square feet of gross floor area; stacking space for 3 automobiles for each drive-through window
Barber/Beauty Shops	3 spaces per every chair or stall
Bookstores	5 spaces per 1,000 square feet of gross floor area
Bowling Alleys	5 spaces per alley
Bars or Taverns	1 space per every 4 persons of maximum occupancy
Car Wash	Line up area equal to 5 parking spaces (approximately 100 feet)
Day Care Facilities	1 space per every 10 children, plus 1 space per employee
Grocery Stores	5 spaces per 1,000 square feet of gross floor area
Home Improvement and Hardware Stores	5 spaces per 1,000 square feet of gross floor area
Health Club	3 spaces per 1,000 square feet of gross floor area
Dry Cleaners/ Laundromats	5 spaces per 1,000 square feet of gross floor area
Mortuaries	1 space for every 4 seats, plus 1 space for every 250 square feet of gross floor area (public space only)

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Movie Theaters	1 space per every 4 seats
Restaurants	
Fast food restaurants including drive-through facilities	10 spaces per 1,000 square feet of gross floor area
Sit down restaurants (no drive-through/ no bar)	1 space for every 4 seats of total seating capacity; 2 spaces for every 3 employees
Sit down restaurants (high quality including bar)	1 space for every 4 seats of total seating capacity; 2 spaces per every 3 employees; 1 space for every 2 seats in the bar
Retail, low demand such as wallpaper stores, furniture stores, paint stores, etc.	3 spaces for every 1,000 square feet of gross floor area
Retail not mentioned herein	4 spaces per 1,000 square feet of gross floor area
Self-Storage Warehousing	1 space per 1,000 square feet of office area; parking for each storage unit shall be permitted in front of each unit for the purposes of loading and unloading
Shopping Centers (multiple tenant)	5 spaces per 1,000 square feet of gross floor area
Video Stores	5 spaces per 1,000 square feet of gross floor area
Offices:	
Office Buildings, general	3.3 spaces per 1,000 square feet of gross floor area
Medical Offices, including Dental Offices	4 spaces per 1,000 square feet of gross floor area
Industrial Uses:	
General Manufacturing	1 space per 1,000 square feet of gross floor area

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Warehousing, Distribution, and Wholesale Facilities	.5 spaces per 1,000 square feet of gross floor area
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Institutional Uses:

Civic, Social Service, or Fraternal Organization Facilities	1 space per 250 square feet of gross floor area
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Hospitals	1 space per bed, plus .5 space per every employee on the maximum shift
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Churches	1 space per every 4 seats, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
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Fire Stations	1 space for every vehicle customarily used in operation of the use or stored on the premises, plus 1 space for every employee on the maximum shift
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Schools, public and private, all grades	1 space for every classroom and 1 space for every 4 students over 16 years of age, plus 1 space for every employee on the maximum shift
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O'Fallon Municipal Code

Section 400.480. Off-Street Automobile Parking Space Requirements. [R.O. 2007 §400.480; Ord. No. 4742 §1, 11-18-2004; Ord. No. 5009 §§1—2, 8, 5-16-2006; Ord. No. 6291 §1, 1-12-2017; Ord. No. 6350 § 4, 5-25-2017; Ord. No. 6562, 3-28-2019]

The Table 400.480 lists the minimum off-street parking spaces required for motorized vehicles by land use category:

TABLE 400.480 OFF-STREET PARKING SPACE REQUIREMENTS

LAND USE	NUMBER OF SPACES REQUIRED
Dwelling and Lodging	
Children's homes	One (1) space for each six (6) beds
Dormitories	One (1) space for each two (2) beds, plus one (1) space for each 100 sq. ft. of floor area
Fraternity and sorority homes	One (1) space for each two (2) members or residents
Group homes	One (1) space per three (3) residents, plus one (1) space for each employee
Mobile homes	Two (2) spaces per dwelling unit
Multi-family (3+ dwelling units)	One and one-half (1.5) spaces for each efficiency and one (1) bedroom unit, plus one (1) additional space for each additional bedroom (covered parking is optional)
Residential subdivision recreational amenity areas	One (1) space per ten (10) dwelling units within the residential subdivision
Rooming, boarding, lodging and tourist homes	One (1) space for each guest room, but not less than three (3) total spaces
Senior citizen communities	See Section 400.162(E)(3) of the Zoning Code
Single-family homes	Two (2) spaces per dwelling unit
Two-family homes	Two (2) spaces per dwelling unit
Institutional Uses	
Correctional facilities	One (1) space per five (5) beds, plus one (1) space per two (2) employees

**TABLE 400.480 OFF-STREET PARKING SPACE
REQUIREMENTS**

LAND USE	NUMBER OF SPACES REQUIRED
Hospitals	One (1) space per four (4) beds, plus one (1) space per staff doctor, plus one (1) space per three (3) employees, plus adequate area for emergency vehicles
Nursing and convalescent homes	One (1) space per three (3) beds, plus one (1) space per two (2) employees
Places of Assembly	
Auditoriums	One (1) space per three (3) seats or six (6) feet of bench length
Churches	One (1) space per three (3) seats or six (6) feet of bench length in the main auditorium
Colleges	One (1) space per three (3) daytime students, plus one (1) space per two (2) faculty and staff members
Elementary schools	Two (2) spaces per classroom or one (1) space per five (5) seats or eight (8) feet of bench length in auditorium, whichever is greater, plus one (1) space per two (2) faculty and staff members
High schools	One (1) space per three (3) students, plus one (1) space per each faculty and staff member
Junior high schools	Two (2) spaces per classroom or one (1) space per five (5) seats or eight (8) feet of bench length in auditorium, whichever is greater, plus one (1) space per two (2) faculty and staff members
Kindergartens	Two (2) spaces per faculty and staff members
Middle schools	Two (2) spaces per classroom or one (1) space per five (5) seats or eight (8) feet of bench length in auditorium, whichever is greater, plus one (1) space per two (2) faculty and staff members
Public libraries	One (1) space per 400 sq. ft. of floor area, plus one (1) space per two (2) employees

**TABLE 400.480 OFF-STREET PARKING SPACE
REQUIREMENTS**

LAND USE	NUMBER OF SPACES REQUIRED
Trade and vocational schools	One (1) space per three (3) daytime students, plus one (1) space per each faculty and staff member
Commercial Recreation	
Bowling alleys	Five (5) spaces per alley, plus one (1) space per two (2) employees
Fitness and health centers	One (1) space per 200 sq. ft. of floor area
Golf courses and country clubs	One (1) space per four (4) members (based on the maximum anticipated membership) or the requirements to serve both indoor and outdoor restaurant and/or bar facilities, whichever is greater
Miniature golf, driving ranges, batting cages, paintball, etc.	One (1) space for every three (3) persons that the facility is designed to accommodate when used to the maximum capacity
Pool and billiard halls	One (1) space per 100 sq. ft. of floor area
Skating rinks	One (1) space per 100 sq. ft. of floor area, plus one (1) space per two (2) employees
Stadiums, arenas and outdoor theatres	One (1) space per four (4) seats or eight (8) feet of bench length, plus one (1) space per two (2) employees and/or volunteers
Commercial Uses	
Auction houses	One (1) space per two (2) employees, plus one (1) space per three (3) seats or six (6) feet of bench length, plus one (1) space per 75 sq. ft. within main sales area
Auto repair garages	One (1) space per 500 sq. ft. of floor area, minimum of five (5) spaces
Auto service and fueling stations	One (1) space per service bay, plus one (1) space for each two (2) gas pumps, plus one (1) space per 250 sq. ft. of retail sales
Auto wrecking and salvage yards	One (1) space per employee, plus one (1) space per 10,000 sq. ft. of storage area

**TABLE 400.480 OFF-STREET PARKING SPACE
REQUIREMENTS**

LAND USE	NUMBER OF SPACES REQUIRED
Ballrooms and dance halls	One (1) space per 100 sq. ft. of dance floor area
Banks and savings and loans	One (1) space per 300 sq. ft. of floor area, plus one (1) space per two (2) employees, plus one (1) space per 50 sq. ft. of drive-in floor area
Banquet hall and party center	One (1) space per 100 sq. ft. of floor area
Barber and beauty shops	One (1) space per 150 sq. ft. of floor area, minimum of five (5) spaces
Bars, taverns and nightclubs	One (1) space per two (2) seats, plus one (1) space per 75 sq. ft. of floor area, including outdoor patio space
Car washes—automatic	Ten (10) stacking spaces minimum
Car washes—self-service	Four (4) stacking spaces per washing stall, plus two (2) drying spaces per washing stall
Convenience store with fuel	One (1) space per 250 sq. ft. of floor area, plus one (1) space for each two (2) gas pumps
Convenience store without fuel	One (1) space per 250 sq. ft. of floor area
Dance and music studios	One (1) space per 200 sq. ft. of floor area
Day care and pre-schools	One (1) space per six (6) pupils, plus one (1) space per employee, based upon the maximum number of pupils for which the facility is licensed by the State of Missouri
Dental offices and clinics	One (1) space per 200 sq. ft. of floor area
Drive-thru oil change facilities	One (1) space per employee, plus four (4) stacking spaces per service bay
Dry cleaners	One (1) space per 200 sq. ft. of floor area
Funeral homes and mortuaries	One (1) space per 50 sq. ft. of assembly room and parlor area, with a minimum of thirty (30) spaces
Furniture stores	One (1) space per 500 sq. ft. of floor area

**TABLE 400.480 OFF-STREET PARKING SPACE
REQUIREMENTS**

LAND USE	NUMBER OF SPACES REQUIRED
Hotels, motels and inns	One (1) space per guest room, plus one (1) space per two (2) employees
Laundromats	One (1) space per two (2) washing machines
Live entertainment business	Spaces required as per Chapter 635
Machinery sales	One (1) space per 500 sq. ft. of floor area, minimum of five (5) spaces
Maintenance shops	One (1) space per 400 sq. ft. of floor area
Medical marijuana dispensary facility	One (1) space per 300 square feet of retail plus one (1) space per 400 square feet of office
Medical offices and clinics	One (1) space per 200 sq. ft. of floor area
Nurseries	One (1) space per employee, plus two (2) spaces for company vehicles, plus one (1) space per 600 sq. ft. of floor area
Offices	One (1) space per 300 sq. ft. of floor area
Personal care services	One (1) space per 200 sq. ft. of floor area
Private clubs and commercial lodges	The combined spaces to meet the requirements of each of the uses being proposed, such as a hotel, motel, inn, restaurant, auditorium, etc.
Repair shops (non-vehicular)	One (1) space per 400 sq. ft. of floor area
Research laboratories	One (1) space per two (2) employees
Restaurants (carry-out and delivery)	One (1) space per 250 sq. ft. of floor area
Restaurants (dine-in and drive-thru)	Twenty (20) spaces, plus one (1) space per 100 sq. ft. of floor area, including outdoor patio space

**TABLE 400.480 OFF-STREET PARKING SPACE
REQUIREMENTS**

LAND USE	NUMBER OF SPACES REQUIRED
Retail stores	The number required of spaces for the identified use in this Table. If the specific use is not listed in this Table, then that use shall be based on a similarly listed use as determined by the Director of Planning and Development
Speculative shopping centers and speculative multi-tenant buildings	Five and one-half (5.5) spaces per 1,000 square feet of floor area
Theatres (indoor)	One (1) space per four (4) seats
Vehicle sales and service—indoor	One (1) space per 400 sq. ft. of display area, plus one (1) space per employee, plus one (1) space per 500 sq. ft. of service floor area
Vehicle sales and service—outdoor	One (1) space per 3,000 sq. ft. of display lot, plus one (1) space per employee, plus one (1) space per 500 sq. ft. of service floor area
Veterinary clinics	One (1) space per 200 sq. ft. of floor area
Industrial Uses	
Freight terminals	One (1) space per employee, plus one (1) space per 1,000 sq. ft. of floor area
Manufacturing facilities	One (1) space per employee, plus one (1) space per 1,000 sq. ft. of floor area
Medical marijuana cultivation facility	One (1) space per 5,000 square feet of grow and process area plus one (1) space per 400 square feet of office
Petroleum storage facilities	One (1) space per 2,000 sq. ft. of site area
Sand and gravel facilities	One (1) space per 2,000 sq. ft. of site area

**TABLE 400.480 OFF-STREET PARKING SPACE
REQUIREMENTS**

LAND USE	NUMBER OF SPACES REQUIRED
Warehouse and storage facilities—indoor	One (1) space for every employee on the maximum work shift, plus one (1) for each vehicle utilized in the operation of the business, plus two (2) guest spaces. Any other uses within a warehouse building (office, retail, manufacturing, etc.) would also require parking based upon those separate calculations.

Section
405.630

Section
405.635

ARTICLE XI
Off-Street Parking and Loading Regulations

Section 405.630. Applicability. [Ord. No. 516 §19(19.01), 6-21-2001]

Off-street parking and loading shall be provided as required in accordance with the regulations of this Article. Off-street parking and loading shall be adequate to meet demand in all cases and spaces shall be made available for use before the final inspection is completed by the City Engineer. Existing off-street parking and loading spaces shall not be reduced below the minimums required in this Article. Any change in use of a building or lot which increases the off-street parking as required under this Article shall be unlawful and a violation of this Article until such time as the off-street parking and loading complies with the provisions of this Article.

Section 405.635. Schedule of Off-Street Parking Requirements. [Ord. No. 516 §19(19.02), 6-21-2001; Ord. No. 1099 §3, 12-20-2006; Ord. No. 1544 §1, 12-15-2010]

Off-street parking spaces shall be provided in accordance with the following off-street parking schedule.

Land Use	Number Spaces Required
Single-family	2 enclosed per unit
Two-family	2 enclosed per unit
Multi-family	3 per unit
Town house	3 per unit
Dormitories	1 per resident
Fraternity and sorority houses	1 per resident
Club, lodge	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
Hotel or motel	1 per guest room plus 0.5 per employee
Boarding house	1 per guest room; minimum 2 spaces
Convalescent care facility	1 per 3 beds plus 0.5 per employee
Hospital	1 per 4 beds plus 0.75 per employee
Correctional facility	1 per 5 beds plus 0.5 per employee
Auditoriums and stadiums	1 per 3 seats

Section
405.635

Section
405.635

Land Use	Number Spaces Required
Religious assembly	1 per 3 seats
College or university	1 per 3 students plus 0.5 per faculty member and employee
Vocational school	1 per 3 students plus 0.5 per faculty member and employee
School, high	1 per 3 students plus 0.5 per faculty member and employee
School, elementary and middle	2 per classroom or 1 per 5 seats in auditorium or assembly room, whichever is greater
Library	1 per 400 square feet plus 0.5 per employee
Bowling center	5 per lane plus 0.5 per employee
Golf course or country club	1 per 4 members or spaces required to serve eating and drinking facilities, whichever is greater
Entertainment, indoor	1 per 100 square feet
Auction houses	1 per 2 employees plus 1 per 3 seats plus 1 per 75 square feet within main sales area
Banks or financial institutions	1 per 250 square feet
Service station	1 per service bay plus 0.5 per gas pump
Car wash	
Self-service	2 holding spaces for each car washing stall plus 2 drying spaces for each car washing stall
Automatic	10 spaces minimum for customers awaiting service
Vehicle repair	1 per 500 square feet; minimum 5 spaces
Vehicle sales and service	1 per 3,000 square feet of open sales lot plus 1 per employee
Auto wrecking or salvage yard	1 per employee plus 1 per 10,000 square feet of storage area
Barber and beauty shop	2 per operator/employee

Section
405.635

Section
405.635

Land Use	Number Spaces Required
Bars, taverns and nightclubs	1 per 2 seats and 1 per 75 square feet
Dance halls or ballrooms	1 per 100 square feet of dance area
Dance or music studios	1 per 200 square feet
Day care	1 per 10 pupils plus 1 per employee
Laundromats	1 per 3 washing machines
Funeral homes	1 per 4 seats plus 0.5 per employee
Health club	1 per 200 square feet
Office, medical	4 spaces per 1,000 square feet of gross floor area
Greenhouse or nursery	1 per employee plus 2 per company vehicle and 1 per 600 square feet
Office, general	1 per 300 square feet
Personal care service and personal improvement service	1 per 200 square feet
Restaurant, general	20 plus 1 per 100 square feet
Restaurant, limited	1 per 75 square feet
Restaurant, fast-food	1 per 50 square feet
Repair service	1 per 400 square feet
Research service	1 per employee
Retail, general	
0 — 1,999 square feet	1 per 200 square feet
2,000 + square feet	10 plus 1 per 400 square feet for space in excess of the first 2,000
Theater	1 per 4 seats
Animal care, limited or general	1 per 300 square feet
Warehouse	1 per employee plus 1 per 400 square feet
Freight terminal	1 per employee plus 1 per 400 square feet
Light industrial	1 per employee plus 1 per 400 square feet

Section
405.635

Section
405.645

Land Use

Number Spaces Required

Day care, adult

1 per 10 care recipients plus 1 per
employee

Section 405.640. Computing Off-Street Parking and Loading Requirements. [Ord. No. 516 §19(19.03), 6-21-2001]

- A. *Multiple Uses.* Lots containing more than one (1) use shall provide parking and loading in an amount equal to the total of the requirements for all uses, unless a shared parking plan is approved pursuant to Section 405.655.
- B. *Fractions.* When measurements of the number of required spaces result in fractions, any fraction of one-half ($\frac{1}{2}$) or less shall be disregarded and any fraction of more than one-half ($\frac{1}{2}$) shall be rounded upward to the next highest whole number.
- C. *Floor Area.* Unless otherwise noted in the provisions, all square footage based parking and loading standards shall be computed on the basis of gross floor area of public access areas.
- D. *Employees, Students And Occupant-Based Standards.* For the purpose of computing parking requirements based on the number of employees, students, residents or occupants, calculations shall be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable.
- E. *Unlisted Uses.* Upon receiving a development application for a use not specifically listed in the off-street parking schedule, the City Engineer shall apply the parking and loading requirements specified for the listed use that is deemed most similar to the use proposed in the application.
- F. *Variance Process.* The parking requirements heretofore established may be varied by the Board of Adjustment.

Section 405.645. Off-Street Parking for Persons With Disabilities. [Ord. No. 516 §19(19.04), 6-21-2001]

- A. A portion of the total number of required parking spaces in each off-street parking area shall be specifically designated, located and reserved for use by persons with disabilities.
 - 1. *Number of spaces.* The minimum number of spaces to be provided shall be a portion of the total number of parking spaces required, as determined from the following schedule.

Parking spaces reserved for persons with disabilities shall be counted toward fulfilling a development's overall off-street parking requirements.

Total Parking Spaces	Minimum Number of Spaces
1 — 25	1
26 — 50	2
51 — 75	3
76 — 100	4
101 — 150	5
151 — 200	6
201 — 300	7
301 — 400	8
401 — 500	9
501 — 1,000	2% of total spaces
over 1,000	20 plus 1 per each 100 spaces over 1,000

2. *Dimensions.* All parking spaces reserved for persons with disabilities shall be at least thirteen and one-half (13½) feet in width, measured perpendicular to the angle of parking, provided that the minimum width shall be reduced to nine (9) feet for stalls located adjacent to an area that is well protected and available for each ingress and egress with a minimum width of four and one-half (4½) feet.
3. *Location of spaces.* Required spaces for persons with disabilities shall be located in close proximity to building entrances and shall be designed to permit occupants of vehicles to reach the building entrance on an unobstructed path with a minimum width of three (3) feet. The City Engineer may require that off-street parking spaces provided for persons with disabilities be dispersed throughout the project if deemed necessary to ensure safe, convenient and accessible parking spaces for all users of the project.
4. *Signs and marking.* Required spaces for persons with disabilities shall be designated with signs and pavement markings identifying them as reserved for persons with disabilities. Signs shall be posted directly in front of the parking space at a height of no less than thirty-six (36) inches

Section
405.645

Section
405.655

and no more than sixty (60) inches above pavement level.
Signs required by this Section shall not exceed four (4)
square feet in area.

Section 405.650. Location of Off-Street Parking Spaces. [Ord. No. 516 §19(19.05), 6-21-2001]

- A. *On-Site.* Except as otherwise specifically provided, required off-street parking spaces shall be located on the same lot as the principal use.
- B. *Within Required Setbacks.* Except as otherwise provided, required off-street parking spaces may be located in required front, side or rear setbacks, provided that a ten (10) foot setback shall be maintained between off-street parking areas serving non-residential uses and the lot lines of lots with residential zoning or residential uses. In no case shall off-street parking areas be located in a required transition strip.
- C. *On Residential Driveways.* Residential driveways and space within the required front yard setback shall not be counted toward satisfying the off-street parking space requirements of single-family and two-family uses.

Section 405.655. Shared Parking. [Ord. No. 516 §19(19.06), 6-21-2001]

- A. The City Engineer may authorize a reduction in the number of required parking spaces for multiple use developments and for uses that are located near one another that have different peak parking demands and operating hours.
 - 1. Up to fifty percent (50%) of the parking spaces required for:
 - a. Theaters, public auditoriums, bowling centers, dance halls and nightclubs and up to one hundred percent (100%) of the parking spaces required for a church auditorium may be provided and used jointly by:
 - b. Banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours as those listed in (a) and up to one hundred percent (100%) of parking spaces required for schools may be provided and used jointly by a church auditorium.
 - 2. Shared parking shall be subject to the following standards:

Section
405.655

Section
405.660

- a. *Location.* Shared off-street parking spaces shall be located no further than three hundred (300) feet from the buildings and uses they are intended to serve.
- b. *Study.* A parking study acceptable to the City Engineer shall be submitted which clearly establishes that users will make use of the shared spaces at different times of the day, week, month or year.
3. *Agreement.* A shared parking plan shall be enforced through written agreement. Proof of recordation of the agreement shall be presented to the City Engineer prior to issuance of a building permit.
4. *Revocation of permit.* Failure to comply with the shared parking provisions of this Article shall constitute a violation of this Article and shall specifically be cause for revocation of a building permit.

Section 405.660. Parking and Loading in Residential Areas.
[Ord. No. 516 §19(19.07), 6-21-2001]

- A. It shall be unlawful for the driver, owner or operator of a bus, truck, tractor, trailer, house trailer, tractor-trailer, truck trailer combination in excess of one (1) ton to park or cause to be parked for longer than two (2) hours at any time on any residential street, except that any operator may park said vehicle for a longer period while actually and continuously engaged in loading or unloading, except on Sundays and public holidays.
1. Overnight parking of motor vehicles in the "R-1A" through "R-1D" residential zoning districts shall be limited to passenger vehicles and not more than one (1) commercial vehicle not exceeding one (1) ton capacity. No person, firm, corporation or partnership shall drive through, park or conduct any activity from a pickup truck rated more than one (1) ton capacity, four-wheel van, semi-tractor or commercial vehicle upon any street, highway or roadway within a residential area except for local deliveries, meaning the active loading or unloading of the vehicle for no more than one hundred twenty (120) minutes. The parking of vehicles with more than two (2) axles and any semi-tractor unit upon any private or public parking lot in the "R-1A" through "R-1D" residential zoning districts is expressly prohibited without a variance. The City of Dardenne Prairie may cause the removal of any vehicle or part thereof from any residential area where

Section
405.660

Section
405.670

found in violation of the requirements of this Code. Any expense incurred by said removal shall be at the expense of the driver, operator or owner of the towed unit.

2. In the trial of any complaint of a violation of any provision of this Article, evidence of the presence of any vehicle on any street or other public place in the City in violation of any such provision and evidence of the person's name in which such vehicle is registered on the records of either the City Treasurer or the Director of Revenue of the State shall be prima facie evidence that the person in whose name such vehicle is registered committed or authorized the violation.
3. This Section shall not apply to trucks used in street construction work and maintenance, laying of water pipe and sewer pipe, street lighting, fire and Police alarm systems work and maintenance or trucks of any other public utility company while engaged in work.

Section 405.665. Parking Plans. [Ord. No. 516 §19(19.08), 6-21-2001]

An off-street parking plan, prepared in a form established by the City Engineer and made available to the public, shall be submitted with each building permit application.

Section 405.670. Off-Street Parking Area Design Standards. [Ord. No. 516 §19(19.09), 6-21-2001]

- A. *Surfacing.* All off-street parking and circulation areas, with the exception of strict residential use in zoning districts "R-1A" and "R-1B", shall have concrete, asphaltic concrete or asphalt double-seal surfaces maintained adequately for all-weather use with drainage facilities to avoid water flows across sidewalks and adjacent property. Vehicle storage lots for the overnight storage or long-term warehousing of vehicles under one (1) ownership may be exempted from this surfacing requirement if approved by the Board of Aldermen.
- B. *Access To Off-Street Parking Areas.* Non-residential off-street parking areas that make it necessary to back directly onto public streets are prohibited. No entrance or exit for any off-street parking area with over four (4) spaces shall be located within seventy-five (75) feet of the intersection of any two (2) street right-of-way lines.