

AN ORDINANCE **52651**

AMENDING CHAPTER 42 (ZONING) OF THE CITY CODE SO AS TO REVISE OFF-STREET PARKING REQUIREMENTS.

\* \* \* \* \*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 42 of the City Code, Section 42-90, is hereby amended to read as follows:

"Section 42-90 Size and Location

- (a) Each off-street parking space shall be an area of not less than one hundred and eighty square feet (not less than nine feet in width or eighteen feet in length), exclusive of access or maneuvering area, ramps, and other appurtenances, except as provided in subsection (b).
- (b) Up to twenty (20) percent of the required parking spaces may be designated for use by subcompact vehicles, (not less than eight feet in width), provided that the spaces are clearly designated for subcompact vehicles.
- (c) Except as otherwise permitted under a special plan for location or sharing of facilities, off-street parking facilities shall be located on the lot on which the use or structure for which they are provided is located.
- (d) All parking areas containing three (3) or more parking spaces shall include a turn-around which is designed and located so that vehicles can enter and exit the parking area without backing onto a public right-of-way".

SECTION 2. Chapter 42 of the City Code, Section 42-92, is hereby amended to read as follows:

"Section 42-92 Minimum Requirements for Off-Street Parking

The minimum requirements for off-street parking facilities are found in Section 42-94. These classifications of uses enumerated in said table are general and are intended to include all similar use. Where a classification of uses is not determinable from said table, the Director of Traffic and Transportation shall (after consulting with the Director of Planning) fix the classification."

SECTION 3. Chapter 42 of the City Code, Section 42-94, is hereby amended to read as follows:

"Section 42-94 Table of Off-Street Parking Requirements

The requirements for off-street parking facilities in all zones other than the B-4 district shall be governed by the following table:

Residential

Low density, detached	One (1) space per dwelling unit
Medium density (duplex, triplex, fourplex, townhouse, garden home, patio home)	One (1) space per dwelling unit
Housing for elderly and/or handicapped	One (1) space per dwelling unit
High density (apartments)	One and one half (1 1/2) spaces per dwelling unit.
College fraternities & sororities	One (1) space per bed
Institutions & homes for children, elderly, convalescent & sanitariums	One (1) space per four beds

Office and Commercial

Professional offices & studios	One (1) space per 300 sq. ft. of gross floor area.
Libraries, museums, art galleries, clubs, lodges.	One (1) space per 300 sq. ft. of gross floor area.
General business, retail, clinics, and personal service establishments	One (1) space per 200 sq. ft. gross retail sales/service area and (1) space per 800 sq. ft. of gross storage, processing, and/or display area, or one (1) space per 400 sq. ft. of combined retail sales/service area and display area.
Restaurants, cafeterias, delicatessens, and other food serving establishments, except drive-in establishments	One (1) space per 100 sq. ft. of gross floor area.
Drive-in eating establishments, where food or drink is served to customers in their vehicles.	Two spaces per 100 sq. ft. of gross floor area, with a minimum of 20 spaces for on-premises consumption.
Automotive, lumber, nursery (plant), and affiliated activities	One (1) space per 200 sq. ft. of gross retail sales/service floor area, and one (1) space per 800 sq. ft. of enclosed storage and/or display area, and one (1) space per 200 sq. ft. of open sales/storage/display area.
Commercial recreation and amusement, dance hall, nightclub, tavern	One (1) space per 800 sq. ft. of specified outdoor recreational area, and one (1) space per 200 sq. ft. of indoor recreational area (exceeding 20,000 sq. ft.), and one (1) space per 100 sq. ft. of associated indoor use.

Hotel and motel establishments

One (1) space per guest room and one (1) space per two employees (associated independent commercial and/or recreational areas open to general public require appropriate additional spaces).

Shopping malls (exceeding 200,000 gross leasable area)

Five (5) spaces per 1,000 gross leasable area (excluding theatres).

Theatres, clubs, gymnasiums, convention halls, assembly halls, stadiums, funeral homes, churches

One (1) space per four (4) seats, or one (1) space per 800 sq. ft. of specified outdoor recreational area and one (1) space per 200 sq. ft. of indoor recreational area (exceeding 20,000 sq. ft.) and one (1) space per 100 sq. ft. of associated indoor use, whichever is greater.

Hospitals

One (1) space for each two beds plus one (1) space for each hospital or staff doctor plus one (1) space for each five employees; parking for each group to be physically separated from other and identified by user-group.

Institutional, Educational and Industrial

Neighborhood services & facilities

Two (2) spaces per classroom and two (2) spaces per office.

Schools

Day care and nurseries

One (1) space per 10 children and one (1) space per office.

Elementary, primary & kindergarten

Two (2) spaces per classroom and two (2) spaces per office.

Middle or junior

Three (3) spaces per classroom and three (3) spaces per office.

Senior or secondary

Six (6) spaces per classroom and six (6) spaces per office.

College or trade school

Ten (10) spaces per classroom and ten (10) spaces per office.

Research & development activities

One (1) space per 800 sq. ft. of gross floor area.

Manufacturing, wholesaling and processing establishments

One (1) space per 800 sq. ft. of gross floor area.

Warehousing

One (1) space per 2000 sq. ft. of gross floor area.

Mini-warehouse

Three (3) spaces per office area."

SECTION 4. Chapter 42 of the City Code, Section 42-68.1, Subsection (f), is hereby amended to read as follows:

"Section 42-68.1 (f) Other Requirements

Off-street parking shall be provided on the basis of one space (1) per townhouse unit, which may be provided in a communal parking area."

SECTION 5. Violation hereof shall be punished by a fine not exceeding \$200.00.

PASSED AND APPROVED this 21st day of August, 1980.

*Lila Cockell*  
M A Y O R

ATTEST: *Kerna S. Rodriguez*  
City Clerk

APPROVED AS TO FORM:

*Tom Finlay*  
City Attorney

80-43

2:00 P.M. - Revisions to (2 OPTIONS) Chapt. 42

ITEM NO. 4

MEETING OF THE CITY COUNCIL

DATE: AUG 21 1980

MOTION BY: Steen

SECONDED BY: Cisneros

ORD. NO. 52651

ZONING CASE

RESOL.

PETITION

AVIATION	
BUDGET & RESEARCH	
BUILDING & ZONING	3
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	1
CONVENTION BUREAU	
CONVENTION CENTER	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	
CONTROLLER	1
TREASURY DIVISION	
FINANCE - GRANT SECTION	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LEGAL - CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
MUNICIPAL COURTS	1
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	1
PLANNING	1
POLICE CHIEF	1
PRESS ROOM	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING - SEWERS	
RIGHT OF WAY & LAND ACQUISITION	
PURCHASING	
TRAFFIC & TRANSPORTATION	1
Mun. Code Corp	1

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		absent	
BOB THOMPSON PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		✓	
GENE CANAVAN PLACE 8		✓	
VAN ARCHER PLACE 9		absent	
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)		✓	

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