

## 1003.165 Off-Street Parking and Loading Requirements - General.

### 1. Scope of Provisions.

The regulations contained in this section and the following sections shall govern the size, number, location, and design of all off-street parking and loading facilities in the unincorporated areas of St. Louis County.

### 2. Minimum Parking and Loading Requirements.

Uses in all zoning districts shall comply with the minimum requirements listed by use category in tables of the following sections:

Commercial Uses	Section 1003.165A
Cultural, Entertainment, and Recreational Uses	Section 1003.165B
Industrial Uses	Section 1003.165C
Institutional Uses	Section 1003.165D
Open Space and Agricultural Uses	Section 1003.165E
Residential Uses	Section 1003.165F
Transportation, Communication and Utilities	Section 1003.165G

Provided, however, that no additional parking spaces are required for permitted uses if located in a building authorized prior to 1978. (O.No. 21596 – Adopted 10/14/03).

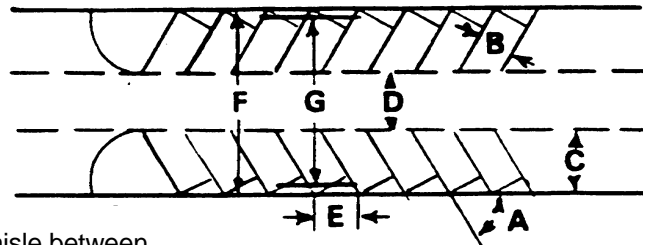
### 3. Minimum Off-Street Parking Dimensions.

The regulations of this subsection shall govern the dimensions of off-street parking spaces, including those provided in developments approved in planned districts or by special procedure prior to the enactment hereof, anything in such planned district or special procedure approval to the contrary notwithstanding.

- (1) Except as otherwise provided for in this subsection, the requirements for off-street parking of the St. Louis County Zoning Ordinance shall be implemented with regard to the minimum dimensions in the following table:

PARKING TABLE						
A	B	C	D	E	F	G
45°	9.0'	19.7'	12.5'	12.7'	51.9'	45.6
60°	9.0'	21.0'	17.5'	10.5'	59.5'	55.0
90°	9.0'	19.0'	22.0'	9.0'	60.0'	---

- A parking angle  
 B stall width  
 C 19' min. stall to curb  
 D\* aisle width  
 E curb length per car  
 F curb to curb  
 G center to center width of double row with aisle between



\*Additional width may be required where the aisle serves as the principal means of access to on-site buildings or structures.

- (2) Parking spaces designated for the handicapped. (O.No. 14021 - Adopted 7/21/88).
  - (a) Parking spaces designated for physically handicapped persons shall be at least nine (9) feet wide, with a five (5) foot access aisle immediately adjacent. Two handicapped parking spaces may share a common access aisle. (O.No. 22676 - Adopted 3/2/06)
  - (b) Parking spaces designated for physically handicapped persons shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots which do not serve a particular building, parking spaces for physically handicapped persons shall be located on the shortest possible pedestrian route to an accessible pedestrian entrance of the parking facility.
  - (c) Each parking space designated for physically handicapped persons shall be provided with a freestanding sign bearing the international symbol of accessibility in white on a blue background.
- (3) In the event that the desired parking angle is not specified by the above table, the St. Louis County Department of Planning may specify other equivalent dimensions associated with the desired parking angle by interpolating from dimensions listed in the table.
- (4) On-site parallel parking stalls shall be 9.0' x 22.0' adjacent to a 22' two-way lane or 15' one-way lane.
- (5) Curbed islands are required at ends of aisles where necessary for traffic control or drainage.

#### **4. Supplementary Off-Street Parking and Loading Requirements.**

In addition to the above parking and loading requirements, the following standards shall apply:

- (1) In all zoning districts, all parking and loading areas, including driveways, shall be paved, except in the "FP", "PS", "NU", and "R-1" Districts, where the Department of Highways and Traffic and the Department of Planning may approve an alternate dustproofing method.
- (2) All areas for off-street parking and loading in the "C-1", "C-2", "C-3", "C-4", "C-6", and "C-7" Districts shall be so arranged that vehicles at no time shall be required to back into any street or roadway to gain access thereto.
- (3) Off-street parking areas in the "C" Commercial or "M" Industrial Districts shall provide ingress and egress to any public right-of-way only at such location as approved by the St. Louis County Department of Highways and Traffic.
- (4) (a) In the "NU" Non-Urban and all "R" Residence Districts, parking spaces provided in an enclosed structure shall not project beyond any required yard, setback or building line. Parking spaces provided in an unenclosed area shall not encroach upon the required front yard of any "NU" Non-Urban or "R" Residential District. The limitations of this paragraph may be modified in a development authorized under Section 1003.187 Planned Environment Unit Procedure.

- (b) An area used for off-street parking spaces for five (5) or more vehicles, when located in any "PS" Park and Scenic, "NU" Non-Urban or "R" Residence District, shall not be closer to an adjoining "PS" Park and Scenic, "NU" Non-Urban or "R" Residential District than ten (10) feet. Said parking setbacks shall be effectively screened. Such screening shall consist of a sight-proof fence or wall, and such screening shall be not less than five (5) feet in height above the surface elevation of the parking area, except where sight distance regulations at street intersections require other arrangements. When requested by the property owner, the Department of Planning may approve the use of topographic features, landscaping, or a combination of fences, walls, topographic features or landscaping in lieu of fences or walls, where such alternates will achieve a comparable effect. The limitations of this paragraph may be modified in a development plan when authorized under Section 1003.187 Planned Environment Unit Procedure.
- (5) (a) In a "C" Commercial or "M" Industrial District, no unenclosed parking or loading space or internal drive, except for ingress and egress drives, shall be closer to the street right-of-way than fifteen (15) feet. The area within fifteen feet of the street right-of-way shall be landscaped as approved by the Department of Planning and such landscaping shall be adequately maintained. The limitations of this paragraph may be modified in a development plan when authorized under Section 1003.145 "C-8" Planned Commercial District or Section 1003.155 "M-3" Planned Industrial District.
- (b) In a "C" Commercial or "M" Industrial District, no unenclosed parking or loading space or internal drive shall be closer than ten (10) feet to any adjoining "PS" Park and Scenic, "NU" Non-Urban or "R" Residence District. Said parking setbacks shall be effectively screened. Such screening shall consist of a sight-proof fence or wall, and such screening shall be not less than five (5) feet in height above the surface elevation of the parking area, except where sight distance regulations at streets require other arrangements. When requested by the property owner, the Department of Planning may approve the use of topographic features, landscaping, or a combination of fences, walls, topographic features or landscaping in lieu of fences or walls, where such alternates will achieve a comparable effect. Except for the screening provisions, the limitations of this paragraph may be modified in a development plan when authorized under Section 1003.145 "C-8" Planned Commercial District or Section 1003.155 "M-3" Planned Industrial District.
- (6) All parking spaces required by this ordinance shall be located on the same parcel of land as the use to be served except as provided in paragraph 4(8).
- (7) Minimum off-street parking and loading requirements as specified in this section shall not include parking and loading spaces located in the flood plain or floodway, as determined by the Department of Highways and Traffic, except when accessory to a Permitted or Conditional Use in the "FP" Flood Plain District.

- (8) Parking for one or more uses in a "C" Commercial or "M" Industrial District may be provided on a separate lot from the use or uses to be served when said separate lot is within a similar zoning district type and within 300 feet of the use or uses to be served, as measured along a pedestrian pathway. When two (2) or more uses combine to provide the required parking space jointly, the parking space so provided shall equal the total space required if each were to provide parking space separately. Joint or remote parking areas provided in accordance with this paragraph shall be comprised of a minimum of twenty (20) stalls except when provided in conjunction with uses in the "C-1" Neighborhood Business District. Such parking must be approved by the County Zoning Enforcement Officer. Subsequent to approval, said parking plan and an appropriate legal instrument of agreement among the owners of the various properties involved shall be recorded with the County Recorder of Deeds. Such recorded plans and agreement shall be binding upon the owners of the properties involved and their successors and assigns and shall limit and control the use of land included in the plan to those uses and conditions approved by the Zoning Enforcement Officer and agreed to by the owners of the properties involved.
- (9) No off-street parking space required under this ordinance shall be used for any other purpose. Where a change in use creates greater parking requirements than the amount being provided, an occupancy permit shall not be issued until provision is made for the increased amount of required off-street parking.
- (10) Where an addition is made to an existing use which does not comply with the parking requirements cited for such use, additional parking shall be provided in proportion to the addition.
- (11) Where no minimum requirement is specified, or when one or more of the parking requirements may be construed as applicable to the same use, lot or building, the final determination of required parking shall be made by the Department of Planning.
- (12) (a) The minimum off-street parking requirements for developments occupied by two or more commercial or industrial uses located in the "C-2" or "C-3" Shopping Districts or the "M-1" or "M-2" Industrial Districts may be reduced by twenty (20) percent. Further, if such developments have more than 500,000 square feet in gross floor area under single ownership or management control, the minimum off-street parking requirements may be reduced by a maximum of thirty (30) percent. The reductions specified herein shall only be allowed if (1) the reductions provide for adequate parking as demonstrated by a study of the combined uses and customary operation of the uses; and (2) the Director of Planning authorizes such reductions.
- (b) Regardless of the zoning classification, the minimum parking requirements for developments located within 1,000 feet of a transit station may be reduced by no more than an additional ten (10) percent, provided such reduction is (1) based on a decreased demand resulting from the proximity of the transit station; and (2) authorized by the Director of Planning. (O.No. 23787 - Adopted 11/07/08).
- (13) The off-street parking requirements for housing for the elderly in residential zoning districts may be reduced to .75 space per dwelling unit when approved by the Department of Planning. When such a reduction is approved, an area of sufficient size shall be designated on the site plan to accommodate additional parking, should conversion to conventional housing occur in the future.

- (14) For collegiate schools, the parking requirements for each facility shall be reviewed in conjunction with site plan submittal. In addition, each college/university shall submit an annual report in January of each year to specify the number of faculty, staff and contract employees employed, and the number of resident, non-resident, and freshman students as of September 30 of the previous year. The report shall include the number of parking spaces provided at the main campus location and the number of spaces provided at any off-site location(s). The Department of Planning may require additional information to be included in the report as deemed essential for determining compliance with St. Louis County regulations. However, in no case shall a collegiate school with a minimum student enrollment of 8000 students provide less than 5,144 parking spaces on its campus. (O.No. 19813 - Adopted 2/1/00).
- (15) The number of parking spaces required to be provided for physically handicapped persons shall be based upon the required number of parking spaces as determined by the following table: (O.No. 14021 - Adopted 7/21/88).

**MINIMUM ACCESSIBLE PARKING SPACES**

Total parking spaces required	Required minimum number of accessible spaces
1 to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
More than 1000	20 plus one for each 100 over 1000

(O.No. 22676 – Adopted 3/2/06)