

PARKING AND LOADING

Section 1. General Provisions

The regulations contained in this Article provide that adequate parking, loading, and maneuvering facilities will be a part of the land uses within the City. They establish standards and review procedures intended to assure that the demand created by each land use will be satisfied by facilities which are functionally adequate and aesthetically pleasing.

1. Off-Street Parking and Loading Required.
 - a. New Construction. Permanent off-street parking and loading spaces in the amount specified by this section for each use shall be provided at the time of the erection of any building.
 - b. Additions to Existing Structures. At the time any principal building is enlarged or increased, permanent off-street parking and loading spaces shall be provided in the amount specified as required for the enlargement or increase in capacity caused by adding dwelling units, guest rooms, seats, or floor area.
 - c. Conversion of Use. Before conversion from one type of use or occupancy to another, permanent off-street parking and loading spaces shall be provided in the amount specified by this section for the use to which the property is being converted.
2. Use of Public Right-of-Way Prohibited. Exceptions. No portion of any required off-street space shall occupy or use any public street right-of-way as a direct means of access without the approval of the city manager as outlined in Section 15-706 of the City of Choctaw code of Ordinances. A public alley may be used for right-of-way are permitted for maneuvering space to reach a required parking stall.
3. Minimum Stands and Property Owner Responsibility. The standards contained herein represent minimum requirements. It shall be the responsibility of the property owner to certify at the time he applies for a building permit that his plan provides sufficient spaces and facilities necessary to assure that no activity will take place on public streets or property not under his control. Any use developed after January 1, 2000 which fails to provide for its off-street parking, loading, and access needs according to this provision shall be in violation of these regulations. Upon determination by the City Manager or his designee that a property owner has not provided adequate parking or loading space to serve his operation, said property owner shall be required to either develop additional parking or loading space or reduce the size of the operation to fit the space available.
4. Ownership or Control. All areas for off-street parking and loading and movement of vehicles shall be located on the same property on which the principal use is located.
5. Approval Procedure for Off-street Parking, Loading, and Access.
 - a. New Construction or Remodeling. No building permit shall be approved until a plan has been reviewed and approved by the City Manager or his designee as a part of the building and site plan review process. No certificate of occupancy shall be issued until

- all off-street parking and loading facilities have been constructed in accordance with the approved building permit.
- b. Plan and Information Required. The applicant for a building permit for new construction, expansion, or remodeling shall submit a plan showing the number, location, and size of parking spaces. The applicant shall submit information regarding the projected number of employees, seating capacities, gross floor area, gross leasable area, number of dwelling units, and any other appropriate data necessary to verify compliance with these regulations.
 - c. Plans for Surfacing of Parking Areas. Plans for surfacing of all off-street parking areas, aisles, and access driveways, including detailed drainage plans, shall be reviewed by the city Engineer to insure compliance with City specifications.
6. Interpretation and Appeal. If questions of interpretation or application of these requirements to particular uses or structures arise, the city Manager shall, based on findings of fact, make a determination of the off-street parking, loading or access requirements. Any aggrieved property owner may appeal such determination under the administrative appeal procedure specified in Section 12-1223 of the Code of Ordinances of the City of Choctaw.

Section 2. Off-Street Parking Standards.

1. Residential Parking design.
 - a. Single-family, duplex, triples, and four-plex residential structures located on one lot may use a paved driveway to fulfill the minimum parking requirements of this section. The space for each automobile on the paved area shall be minimum of eight and one-half (8 ½) feet in width and eighteen (18) feet in length and shall not be located within five (5) feet of the street pavement. The residential driveway shall conform to the driveway design requirements as specified in the City Engineer's Detail Design.
2. Parking Area Construction Standards in the Residential, Commercial and Industrial Zoning Districts.
 - a. Paving. All off-street parking areas, aisles, and access driveways shall be permanently paved with hard surfaced pavement. The requirement of hard surfaced access driveways may be waived by the City Manager in areas not designated for platted development and in other areas if it is determined that the public convenience, health or safety is not affected. However, all portions of access driveways on public right of way connected to paved streets for which the grade has been established must be permanently paved with hard surfaced pavement and comply with all regulations of the City relating to driveway construction. Permanent hard surfaced pavement shall mean a surface covering over earth, gravel or other natural or artificial base or foundation which shall meet or exceed the following minimum standards:
 1. Two (2) inches of hot asphaltic concrete on a four-inch base of stabilized aggregate or the equivalent thereto, which has been approved by the City Engineer.
 2. Four (4) inches of Portland cement concrete on a two-inch sand cushion base or the equivalent thereto, which has been approved by the City Engineer.

3. All portions of access driveways on public right-of-way: six (6) inches of portland cement concrete on a two-inch sand cushion or the equivalent thereto, which has been approved by the City Engineer.
- b. Striping. Off-street parking areas shall be designed to provide systematic and orderly circulation, traffic separation devices, and parking spaces in accordance with General Engineering design and with sound traffic engineering practices.
 1. All off-street parking spaces and means of ingress and egress shall be laid out on the parking surface with paint or plastic striping with provide a permanent delineation between spaces, aisles, and surrounding structures and land.
 2. No striping shall be required on lots having only single family duplex, triples, or four-plex residential structures.
- c. Separation from Public Right-of-Way. All off-street parking areas, aisles, and access driveways that abut public street right-of-way shall be separated by a six-inch portland cement concrete header curb, bumper or landscape timbers and shall be designed so that vehicles do not overhand public rights-of-way or adjacent property.
- d. Lighting. All lighting equipment used in illumination of off-street parking areas shall not create a nuisance or hazard for streets or adjoining properties.
- e. Clearance.

1. There shall be a minimum vertical clearance free of all obstructions to a height of eight (8) feet from all portions of any off-street parking space, except when off-street parking spaces are provided in a parking structure, a residential garage or carport. No obstruction shall project into this minimum clearance.
2. There shall be no obstruction within or near the bounds of any required off-street parking space which would interfere with the normal availability and use thereof.
3. Handicapped Parking. Parking spaces for vehicles with handicapped drivers shall be provided in accordance with the following standards.

a. Required Spaces for Handicapped Parking

Total Required Parking Spaces	Number of Parking Spaces Accessible to the handicapped
Up to 25	1
25-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% of total
Over 1000	20 plus one space for each 100 total Spaces over 1000

- b. Parking spaces provided for the handicapped shall be hard surfaced and shall meet the paving requirements contained in subsection D above regardless of the use of the property or the zoning district within which the property is located.

Further, there shall be provided a paved, hard surfaced area form the parking spaces to the entry into the structures within which the primary use of the property is carried out.

- c. Each handicapped parking space shall be marked with the standard international wheel chair symbol on a sign not less than 12-inches by 18-inches posted at a height not less than three (3) feet nor more than eight (8) feet.
4. Specific Parking requirements.

Table A. (including Tables I through IV) lists all use units which are included in these regulations and indicates the specific parking standard which shall be met for each use unit. In certain cases where a use unit has no specific standard determined in advance by these regulations, the City Manager or his designee shall make a determination of need after review of the site plan.

5. Parking Area Design Standards

- a. Basic Design Standards. The basic parking shall be eight and one-half (8 ½) feet in width and eighteen (18) feet in length. The standard details established the minimum design standards for parking areas utilizing this minimum requirement and dimensions to be followed if the optional parking stall size of nine (9) and nine and one-half (9 ½) feet in width and eighteen (18) feet in length is used. Nothing in these standards shall prohibit an owner/applicant from providing larger aisle widths or stall dimensions in excess of these minimum standards in order to better suit his development requirements.
 - b. Alternate Design Standard. While the Standard Details provide design standards for varying angles, the City Engineer is authorized by Section 19-126 to approve alternate design using different angles, provided the property owner submits such a design with calculations for stalls and aisles based upon the standards contained herein.
 - c. Small Car Parking Design Standard. Where a parking lot is required to contain twenty (20) or more spaces, the City Manager or his designee shall be permitted to approve an alternate design for spaces to specifically accommodate compact automobiles. Said design shall conform to the following minimum basic standards.
 1. Up to fifteen (15) of the required spaces may be allocated for compact cars.
 2. Dimensions for a compact car space shall be seven and one-half (7 ½) feet in width and fifteen (15) feet in length.
 3. Compact car spaces should be designated and striped at ninety-degree angles or an equivalent which will eliminate access and use by large cars.
6. Queuing Spaces. Queuing spaces as required for certain uses in these regulations shall conform to the following standards:
 - a. No queuing space may occupy any portion of a public right-of-way.
 - b. Queuing spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.

- c. Queuing spaces may not be used to satisfy the off-street parking or loading requirements of this section.
 - d. Queuing spaces may be provided in the primary access aisle leading to a drive-in or drive-through facility.
7. Aisle Standards.
- a. Aisles providing access to off-street parking areas and immediately adjacent to or providing direct access to an off-street parking space shall be at least twenty-two (22) feet in width if designed for two-way traffic and at least twelve (12) feet in width if designed for one-way traffic.
 - b. Aisles located immediately adjacent to buildings or structures shall be separated there from by a planted or landscaped strip or by a sidewalk of not less than three (3) feet in width protected by six-inch concrete curb or, in lieu thereof, a bumper guard of a height not less than two (2) feet above the finished grade.
 - c. Parking may be located immediately adjacent to buildings or structures without a planted or landscaped strip or a sidewalk or without a bumper guard.
 - d. A drive-in window shall not project more than one (1) foot into an aisle.

Section 3. Off-Street Loading.

- 1. Off-street Loading Space Required. Every industrial, commercial and civic building hereafter erected or expanded shall provide space, as indicated herein, for loading and unloading of vehicles. The number of off-street loading spaces required by this section shall be considered as the absolute minimum, and the owner/applicant shall evaluate his own needs to determine if they are greater than the minimum specified by this section.
- 2. Size of Off-Street Loading Spaces. All off-street loading spaces shall have minimum dimensions of twelve (12) feet by sixty (60) feet and fifteen (15) feet overhead clearance. In no case shall off-street loading space encroach upon off-street loading space encroach upon off-street parking space as required by this section or on the public off-street loading space encroach upon off-street parking space required under this ordinance, or on public right-of-way. No maneuvering shall be permitted on public right-of-way.
- 3. Number of Off-Street Loading Spaces Required. The following table illustrates the number of required loading spaces required by use category according to floor area:

LAND USE	GROSS FLOOR AREA (sf)	TOTAL MINIMUM NUMBER OF BERTHS REQ'D
Retail, Commercial and Industrial	0 – 12,000	0
	12,000- 48,000	1
	48,000 and over	2
Office & Civic	0 – 12,000	0
	12,000- 48,000	1
	48,000 and over	2

- 4. Design of Loading Spaces. Off-street loading spaces shall be designated so that vehicles shall maneuver entirely within the property lines of the premises and

not on public right-of-way. Unenclosed off-street loading areas shall be permanently paved with hard surfaced pavement. A six-inch header curb must be constructed to separate a loading area from public right-of-way.

5. Loading Violations. Violations of this section will be subject to the enforcement procedures for parking violations as set forth in city Regulations.
6. Exemptions to Off-Street Loading Requirements. An applicant with less than two (2) loading spaces as required in this section, may utilize the public street for maneuvering space if the maneuvering is performed on either a local or collector street segment. Said street segment shall exist entirely within an industrial zoned area and shall not connect with other segments of the same street or other street that traverse through non-industrial zoned areas. Any applicant may appeal the loading space requirements in this section to the Board of Adjustments if he can verify that those requirements are excessive due to other factors such as railroad access, air freight storage next to airports, waterway access, etc.

TABLE A. OFF-STREET PARKING REQUIREMENTS

1.0 RESIDENTIAL USE UNITS

1.1	Single-Family Residential	2-spaces per dwelling unit, plus garage
1.2	Duplex Residential	2-spaces per dwelling unit, plus garage
1.3	Three & Four-Family Residential	
	A. Efficiency and 1 Bedroom	1.5 – spaces per dwelling unit
	B. 2 or more bedrooms	2 – spaces per dwelling unit
1.4	Multi-Family Residential	
	A. Moderate Intensity	
	1. Efficiency and 1 Bedroom	1.5 – spaces per dwelling unit
	2. 2 or more bedrooms	2 – spaces per dwelling unit
	B. High Intensity	
	1. Efficiency and 1 Bedroom	1.5 – spaces per dwelling unit
	2. 2 or more bedrooms	2 – spaces per dwelling unit
1.5	Mobile Home Residential:	
	A. Single Dwelling	2-spaces per dwelling unit
	B. Mobile Home Park	2-spaces per dwelling unit
	C. Hardship Provision	2-spaces per dwelling unit
1.6	Group Residential	1-space per 2 occupants
1.7	Congregate Care Housing and convalescent Homes	1-space per 2 occupants
1.8	Home Occupation	City Manager approval; no additional services required.

2.0 CIVIC USE UNITS

2.1	Low Impact Institutional:	
	A. Neighborhood Related:	1- space per 10 classroom seats
	1. Kindergarten, Elementary, & Jr. High Schools	
	2. Churches, Temples & Synagogues	1 - space per 4 seats in Chapel

2.2	B. Residentially Oriented: Moderate Impact Institutional	2 – spaces per dwelling unit, plus garage
	A. High Schools	1 – spaces per 4 classroom seats
	B. Vocational Schools	1 – spaces per 2 classroom seats
2.3	High Impact Institutional	
	A. General Colleges and Univ.	1 – space per 4 classroom seats
	B. Hospitals & Sanitariums	2 – spaces per bed + 1 space per 500 sq ft GFA of emergency room & outpatient care
2.4	Public Institutional:	
	A. Cultural Exhibits	1 – space per 400 sf GFA
	B. Libraries	1 – space per 400 sf GFA
	C. Community Centers	1 – space per 300 sf GFA
2.5	Community Recreation:	
	A. Restricted:	
	1. Golf Course	5 – spaces per green + 1 space per 200 sq ft GFA of public building area.
	2. Swim Centers	1- space per 150 sf of pool area
	3. Game Courts	5 – spaces per court
	a. Tennis	
	b. Squash	
	c. Handball	
	4. Playgrounds, fields, parks	Site Review Approval
	B. General	
	1. Golf Courses	5 – space per green
	2. Club Houses	1 – space per 100 sf GFA
	3. Swim Centers	1- space per 150 sf of pool area
	4. Game Courts	5 – spaces per court
	a. Tennis	
	b. Squash	
	c. Handball	
	d. Racquetball	
	5. Playgrounds, fields, marinas Boat docks, and parks	Site Review Approval
	C. Property Owners Assoc.	
	1. Clubhouse	1 – space per 300 sf GFA
	2. Game Courts:	2 – space per court
	a. Tennis	
	b. Squash	
	c. Handball	
	d. Racquetball	
	3. Swimming Pool	1 – space per 300 sf of pool area
	4. Playgrounds	Site Review Approval
2.6	Based Care Facilities:	
	A. Community	Site Review Approval
	B. Residential	Site Review Approval

3.0 COMMERCIAL USE UNITS

3.1	Administrative & Prof. Office	See Table II, Office
3.2	Adult Entertainment	1 – space per 100 sf GFA

3.3	Agricultural Supplies & Services	See Table I, Retail
3.4	Alcoholic Beverage Retail	See Table I, Retail
3.5	Animal Sales & Services	
	A. Auctioning	See Table I, Retail
	B. Grooming	See Table I, Retail
	C. Horse Stables	Site Review Approval
	D. Kennels & Veterinary	
	1. Restricted	See Table I, Retail
	2. General	See Table I, Retail
3.6	Automotive Parking Lot	Not Applicable
3.7	Automotive Parking Garage	Not Applicable
3.8	Automotive & Equipment	
	A. Storage	Site Review Approval
	B. Cleaning & Repairs	5 – spaces minimum
	1. Light Equipment	1 – space per 500 sf GFA
	2. Repairs, Heavy Equip.	1 – space per 500 sf GFA
3.9	Automotive Sales & Rentals:	
	A. General	
	1. for showroom area	See Table I, Retail
	2. for Outside lot	See Table IV, Warehousing
	3. for service area & body shop	See Table III, Industrial & Manufacturing
	B. Light Equipment:	
	1. for showroom area	See Table I, Retail
	2. for Outside lot	See Table IV, Warehousing
	3. for service area & body shop	See Table III, Industrial & Manufacturing
	C. Farm & Heavy Equipment	
	1. for showroom area	See Table I, Retail
	2. for Outside lot	See Table IV, Warehousing
	3. for service area & body shop	See Table III, Industrial & Manufacturing
3.10	Building Maintenance Services	See Table I, Retail
3.11	Business Support Services	See Table II, Office
3.12	Care Facilities:	
	A. Family Day Care Home	Site Review Approval
	B. Day Care Center	1- space per child enrolled + 1- space per 20 children enrolled
	C. Adult Day Care Center	Site Review Approval
3.13	Communications Services	
	A. Limited	See table II, Office
	B. General	Site Review Approval
3.14	Construction Sales & Services	
	A. Showroom Area	See Table I, Retail
	B. Outside Lot	See Table IV, Warehousing
3.15	Convenience Sales & Personal Services	See Table I, Retail
3.16	Eating Establishments	
	A. Sitdown, Alcohol Not Permitted	1- Space per 100sf GFA
	B. Sitdown, Limited Alcohol Permitted	1- Space per 100sf GFA
	C. Sitdown, Alcohol Permitted	1- Space per 100sf GFA
	D. Fast Foods	1-Space per 50sf GFA, provided that cold storage area shall not be included in computation of GFA for parking purposes
	1. w/drive-through order windows	
	2. drive-in	

3.17	Drinking Establishments	
	A. Sitdown Alcohol permitted	1-space per 50sf GFA
3.18	Food & Beverage Retail Sales	See Table I, Retail
3.19	Firework Sales	See Table I, Retail
3.20	Funeral & Interment Services	
	A. Undertaking	See Table II, Office
	B. Cremating	Site Review Approval
	C. Interring	Site Review Approval
	D. Animal Internment	Site Review Approval
3.21	Gasoline Sales	
	A. Restricted	
	1. for bldg area	See Table I, Retail
	B. Truck Stop	Site Review Approval
3.22	Laundry Services	
3.23	Medical Services	
	A. Restricted	See Table II, Office
	B. General	See Table I, Retail
3.24	Participant Recreation & Entertainment	
	A. Indoor	
	1. Bowling Alleys	5- spaces per lane
	2. Billiard	See Table I, Retail
	3. Dance Halls	1- Space per 50sf GFA
	4. Gymnasiums	Site Review Approval
	5. Health Clubs	See Table I, Retail
	6. Skating Rinks	Site Review Approval
	7. Arcades	See Table I, Retail
	8. Theaters	1- Space per 4 seats
	B. Outdoor	
	1. Driving Range	1-Space per 2 driving stations
	2. Miniature Golf	2- Spaces per 3 holes
	3. Go-Cart Tracks	Site Review Approval
	4. Drive-In Theater	Site Review Approval (see 6-spaces min)
	5. Amusement Park	Site Review Approval
3.25	Personal Services	
	A. Restricted	See Table II, Office
	B. General	See Table II, Office
3.26	Personal Storage	
3.27	Repair Services	
	A. Consumer	See Table I, Retail
3.28	Research Services	
	A. General	See Table II, Office
3.29	Retail Sales & Services	
	A. General	See Table I, Retail
	B. Outdoor Swap Meets	Site Review Approval
3.30	Signs	
	A. Public	Not Applicable
	B. Neighborhood ID	Not Applicable
	C. Temporary	Not Applicable
	D. Accessory	Not Applicable
	E. Non-Accessory	Not Applicable

3.31	Spectator Sports & Entertainment	
	A. Restricted	Site Review Approval
	B. General	Site Review Approval
	C. High Impact	Site Review Approval
3.32	Transient Accommodations	
	A. Campground	Site Review Approval
	B. Lodging	1-space per rental + 1-space per 200sf GFA of restaurant area (including kitchen) + 1- space per 100sf GFA of club area (excluding office & meeting rooms) + 1-space per 200sf GFA for any retail area
4.0	INDUSTRIAL USE UNITS	
4.1	Custom Manufacturing	See Table III, Manufacturing & Industrial
4.2	Wholesaling, Storage & Distribution	
	A. Restricted	See Table IV, Warehousing
	B. General	See Table IV, Warehousing
4.3	Industrial	
	A. Limited	See Table III, Manufacturing & Industrial
	B. Moderate	See Table III, Manufacturing & Industrial
	C. Heavy	See Table III, Manufacturing & Industrial
	D. Hazardous	See Table III, Manufacturing & Industrial
4.4	Stockyards	Site Review Approval
4.5	Scrap Operations	Site Review Approval
4.6	Above Ground Flammable Liquid Storage	Parking requirements based on the primary use of property
	A. Accessory	Site Review Approval
	B. Restricted	Site Review Approval
	C. General	Site Review Approval
5.0	TRANSPORTATION USE UNITS	
5.1	Transportation Facilities	
	A. Surface	
	1. Passenger	Site Review Approval
	2. Surface	See Table IV, Warehousing; add Supplementary parking for tractors And trailers as needed
	3. General	Site Review Approval
	B. Aircraft	Site Review Approval
6.0	AGRICULTURAL USE UNITS	
6.1	Horticulture	
	A. for bldg area (exclusive of greenhouse)	See Table I, Retail
	B. for greenhouse	See Table IV, Warehouse
6.2	Row & Field Crops	Not Applicable
6.3	Animal Raising	
	A. Personal	Not Applicable
	B. Commercial	Site Review Approval
	C. Commercial Feedlots	Site Review Approval
6.4	Animal Waste Processing	
	A. Limited	Site Review Approval
6.5	Agricultural Processing	

	A. Limited	Site Review Approval
	B. General	Site Review Approval
7.0	EXTRACTIVE USE UNITS	
7.1	Mining & Processing	
	A. Mineral & Raw Materials	Precluded from regulation by State statute
	B. Oil & Gas	Precluded from regulation by State statute
7.2	Underground Injection	Precluded from regulation by State statute

TABLE I. RETAIL

A.	for the first 12,000sf GLA	1-space per 200sf
B.	from 12,000sf to 48,000sf GLA	add 1-space per each additional 225sf
C.	over 48,00sf GLA	add 1-space per each additional 250sf

TABLE II. OFFICE

A.	for the first 12,00sf GFA	1-space per 200sf GLA
B.	from 12,000sf to 48,000sf GLA	add 1-space per each additional 300sf GLA
C.	over 48,000sf GLA	add 1-space per each additional 350sf GLA

TABLE III. MANUFACTURING & INDUSTRIAL

A.	for the first 20,000sf GFA	1-space per 500sf GFA
B.	over 20,000sf GFA	add 1-space per each additional 1,000 GFA

TABLE IV. WAREHOUSING

A.	for the first 20,000sf GFA	1-space per 1,000sf GFA
B.	over 20,000sf GFA	add 1-space per each additional 5,000sf

GFA

- NOTE 1: For mixed uses containing any combination of retail, office, manufacturing and Industrial, or warehousing activity, parking requirements shall be tabulated Separately for use within the development using the list of specific standards of The Tables above. Mixed uses regulated under separate parking requirements Shall not be combined to achieve a larger square footage total that would result In a reduced parking requirement. Where any part of a mixed use is converted to another use category then the parking requirements shall be re-calculated Based on the new square footage figure.
- NOTE 2: Where a Manufacturing and Industrial use has more than one (1) working shift Of employees, parking facilities shall be adequate to accommodate overlap Requirements during transition periods.
- NOTE 3: Where a multiple purpose retail or industrial building is proposed to be occupied By a use which can be demonstrated by the occupant to require less parking than the standards contained herein, the City Manager or his designee may permit paving of a smaller parking area to meet the estimated need; provided, however, That the balance of the land required by these regulations shall be held in Reserve as an unpaved area to meet future need generated by an expansion of the business or a change in land use.
- GLA= Gross Leaseable Area
GFA= Gross Floor Area