

## Sec. 704. - Required off-street vehicle parking spaces.

- A. The off-street parking spaces required for each use permitted by this Ordinance shall not be less than that found in Table 7.1. For uses not mentioned in this Section, the Zoning Administrator or his/her designee shall determine the requirements for off-street parking. The determination shall be based upon the most comparable use listed, AASHTO or ITE standards, and/or the specific needs of the development as determined by the City.

Table 7.1: Off-Street Vehicle Parking Requirements	
Use	Number of Parking Spaces Required
<b>RESIDENTIAL</b>	
Bed and Breakfast	1 space/guest room plus 2 spaces/dwelling unit
Dwelling, Single-Family	2 spaces/dwelling unit
Dwelling, Two-Family	2 spaces/dwelling unit
Dwelling, Townhouse	2 spaces/dwelling unit
Dwelling, Multi-Family	2 spaces/dwelling unit
Elderly Housing, Retirement Housing	1 space/dwelling unit
Elderly Housing, Nursing Home	.25 space/dwelling unit
Elderly Housing, Assisted Living	.5 space/dwelling unit
Group/Community Home	1 space/3 residents
Independent living facility	1 space/dwelling unit
Residential Care Facility	1 space/4 residents
<b>COMMERCIAL</b>	

Adult Use	3 spaces/1,000 sf GFA
Art Gallery	2 spaces/1,000 sf GFA
Art Studio	4 spaces/1,000 sf of public use area
Automobile Vehicle Dealership	2 spaces/1,000 sf of indoor sales area
Automotive Repair	2 spaces/service bay
Automobile Vehicle Dealership	2 spaces/1,000 sf of indoor sales area
Automobile Vehicle Rental	2 spaces/1,000 sf of office and public waiting area
Bar	1 spaces/100 sf GFA
Caterer	1 space/1,000 sf GFA
Convalescent Center	1 space/2 rooms
Day Care Center, Adult or Child	2 spaces/1,000 sf GFA
Financial Institution	2 spaces/1,000 sf GFA plus 3 stacking spaces/drive-through
Gas Station	2 spaces/pump plus 3 spaces/1,000 sf of retail area plus 2 spaces/accessory motor vehicle service and repair plus 4 stacking spaces/car wash bay
Funeral Home/Mortuary	1 space/4 chapel seats + 1 space/300 sf of office
Heavy Sales, Rental and Storage	3 spaces/1,000 sf GFA plus 1 space/1,000 sf of outdoor sales and display area

Hotel/Motel	1 spaces/guest room
Medical/Dental Clinic	3 spaces plus 1.5 spaces/medical exam room
Mini-Warehouse	1 space/25 storage units
Mixed-Use Development	The sum of the required spaces for the various uses computed separately
Office	1 space/300 sf GFA
Personal Services Establishment	1 space/300 sf GFA
Pet Day Care	2 spaces/1,000 sf GFA
Pet Care Facility	1 space/350 sf GFA
Pet Grooming	1 space/350 sf GFA
Rehabilitative/Residential Care Center	1 space/4 rooms
Restaurant, Fast-Food	2 spaces/100 sf GFA plus 3 stacking spaces for drive-through
Restaurant, Full-Service	1 space/50 sf of dining area
Restaurant, Specialty	2 spaces plus 2 spaces/150 sf GFA
Retail Goods Establishment	1 space/300 sf GFA
Retail Manufacturing	1 space/300 sf GFA retail plus 1 space/1,000 sf manufacturing
Shopping Center	Under 500,000 sf GFA: 2 spaces/1,000 sf gross leasable area 500,000 sf or more GFA: 4 spaces/1,000 sf gross leasable area

Social Club/Lodge	1 space/300 sf GFA
Tattoo Parlor	2 spaces/1,000 sf of public use area
Veterinary Hospital	1 space/350 sf GFA
<b>CIVIC</b>	
Airport	5 spaces/1,000 sf GFA
Auditorium/Arena	1 space/6 seats
Cemetery	1 space/20,000 of GFA plus 1 space/4 chapel seats plus 3 spaces/1,000 sf of office
Community Center	4 spaces for the first 1,000 sf plus 3 spaces/each additional 1,000 sf GFA
Correctional Facility	2 spaces/20 inmates of rated inmate capacity
Educational Facility, Secondary	4 spaces/classroom plus 3 spaces/1,000 sf of office
Educational Facility, Elementary	2 spaces/classroom
Educational Facility, University and Vocational	5 spaces/classroom plus 3 spaces/1,000 sf of office
Golf Course	4 spaces/hole
Government Facility	2 spaces/1,000 sf GFA
Halfway House	1 space/4 occupants (rated capacity) plus 1 spaces/300 sf of office
Hospital	1 space/room

House of Worship	1 space/50 sf gross floor area without fixed seats used for assembly purposes plus 1 space/every 3 seats
Library	1 space/300 sf GFA
Marina	1 space/2 slips
Museum	1 space/300 sf GFA
Public Safety or Public Works	2 spaces/1,000 sf of office and public use area
Recreational Facility, Indoor	<i>Bowling Alley:</i> 2 spaces/lane <i>Movie theater:</i> 1 space/4 seats plus 1 space/6 seats after 1st 400 <i>Pool Hall:</i> 1 space/100 sf GFA
Recreational Facility, Outdoor	3 spaces/1,000 sf GFA including all outdoor areas
<b>INDUSTRIAL</b>	
Contractor Storage Yard	3 spaces/1,000 sf storage area and public use area
Food/Beverage Processing	3 spaces/1,000 sf manufacturing area plus 2 spaces/1,000 sf office
Manufacturing	1 space/1,000 sf GFA
Warehouse	1 space/20,000 sf of warehouse plus 2 spaces/1,000 sf office

Wholesale Goods Establishment	1 space/20,000 sf of warehouse plus 2 spaces/1,000 sf office plus 2 spaces/1,000 sf public use area
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GFA = Gross Floor Area.

- B. *Parking space dimensions.* The following minimum design standards, in Table 7.4 shall be observed in laying out off-street parking facilities:

Parking Angle	Stall Width	Aisle Width	Stall Length	Curb to Curb Length
30°	10 ft	10 ft	20 ft	44.0 ft
45°	10 ft	11 ft	20 ft	50.6 ft
60°	10 ft	18 ft	20 ft	60.6 ft
90°	10 ft	22 ft	20 ft	62.0 ft

- C. *Location of parking spaces.*

1. Off-street parking spaces for single- and two-family detached dwellings shall be located on the same lot as the building to be served.
2. As per Section 608.D.3 of this Ordinance, no part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, or hospital located on an adjacent lot, unless separated by an opaque wall or fence
3. When off-street parking for other uses is located on a lot other than the lot occupied by the use that required it, then the provisions of Section 704.C of this Ordinance shall apply.

- D. *Provision of additional vehicle spaces.*

1. Nothing in this Section prevents the voluntary provision of additional off-street vehicle and bicycle parking spaces above that required by this Ordinance. There is no limit on

the number of bicycle parking spaces that may be provided.

2. In an effort to limit the amount of impervious surface associated with development, the maximum number of vehicle parking spaces shall be one hundred twenty-five percent (125%) of the number of required parking spaces. Structured parking facilities are exempt from this maximum.
  3. Where a use exceeds the required number of vehicle spaces required by in Table 7.1 (Off-Street Vehicle Parking Requirements), the area used for additional spaces must be paved with semi-pervious material, such as permeable pavers, porous asphalt, porous concrete, grass-crete, reinforced grass, or an equivalent.
- E. *Joint use of required parking spaces.* Two (2) or more nonresidential uses may jointly provide and use off-street parking facilities as long as the following specifications are met:
1. a. None of the uses require the parking facilities at the same time.
    - b. The shared parking facility is located within three hundred feet (300') of each use.
    - c. All other location and design requirements of this Section are met.
  2. *Shared parking agreement.*
    - a. The users of the shared parking must submit a written, notarized agreement to share parking facilities to the Lafourche Parish Clerk of Court with documentation provided to the Zoning Commission.
    - b. Shared parking agreements are binding upon applicants and their successors. Shared parking privileges remain in effect only as long as the agreement, binding on all parties, remains in force. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this Section.
    - c. Pursuant to the same procedure and subject to the same limitations and requirements by which the parking plans was approved and recorded, any parking plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under the parking plan comply with all requirements of this Section.
- F. *Combined parking facilities.* Parking requirements for two (2) or more uses of the same or different type may be satisfied by the allocation of a common or collective parking facility. Such facility shall be adequate in area to provide the sum total of spaces required of all uses.

(Ord. No. 2773, 4-7-15)