ORDINANCE NO. 3342

"AN ORDINANCE AMENDING THE STILLWATER CITY CODE, BY AMENDING CHAPTER 23, LAND DEVELOPMENT CODE, APPENDIX I, FORM BASED CODES, ARTICLE IV, GENERAL PROVISIONS, SECTION 4.4, VEHICLE PARKING PROVISIONS, BY AMENDING SECTION 4.4.2, DESIGN STANDARDS; BY DELETING IN ITS ENTIRETY SECTION 4.4.4, HOW TO CALCULATE SHARED PARKING; BY CREATING NEW SECTION 4.4.4, PARKING REDUCTION FOR SHARED/MIXED USES, AND PROVIDING FOR EXCEPTION."

(AMENDMENTS HIGHLIGHTED BY STRIKETHROUGH AND UNDERLINING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA, THAT:

SECTION 1: That the Stillwater City Code, Chapter 23, Land Development Code, Appendix I, Form Based Codes, Article IV, Section 4.4, Vehicle Parking Provisions, be amended to read as follows:

Sec. 4.4. Vehicle Parking Provisions.

Sec. 4.4.1. All parking areas and associated driving aisles shall be designed and constructed in accordance with this section.

1. These regulations apply to areas used for the display, parking, and/or storage of vehicles.

2. The entirety of any required off-street motor vehicle loading/parking and bicycle parking facility shall be located:

   a. On the same lot or property as the principal building or use being served.

   b. On private parking facilities under the same ownership located within 1,320 feet of such lot or property.

   c. Any existing or proposed on-street public parking spaces adjacent to the property may count toward the minimum parking requirements at a rate of two public spaces equaling one required space.

   d. At a shared parking facility.

3. ~~e~~. Parking spaces shall be located in the third layer of the property. A corner lot shall have parking spaces located in the third layer opposite the principal frontage. Parking spaces may be located in the second layer of interior lots with front access only when rear access is not a viable option.

4. ~~f~~. Required parking spaces may be provided in a carport or garage. The carport and/or the garage must match the architectural style of the principal building.

~~3~~ **5**. Parking shall be allowed only in designated parking lots, garages, and public parking spaces.

Sec. 4.4.2. Design standards. All parking areas and associated driving aisles shall be designed and constructed in accordance with the following standards:

1. Off-street parking or loading spaces and required screening shall adhere to the sight triangle requirements in Chapter 23 **of this Code**.

2. Unenclosed parking lots containing more than six spaces located adjacent to any principal or secondary frontage shall be screened by either softscape, hardscape or a combination of both to a minimum of three feet in height; and a screening of a minimum of six feet in height shall be provided along any interior property line where such property is located within or adjacent to the T4 district.

3. All new parking and loading areas and drives shall be paved with asphalt, concrete or an approved permeable alternative. All driveways shall have concrete or asphalt approaches from the street curbline to the property line.

4. Each required or provided off-street parking space shall open directly upon an aisle or driveway that is accessed from the rear of the property. Tandem parking may be used for all residential functions except apartments in the T4 and T5 districts.

5. Driveways shall be located a minimum of 50 feet from street intersections. Driveways must be located a minimum of 25 feet from another driveway or combined into a shared driveway serving both properties. Driveway width is measured at the throat of driveway at the right- of-way. One driveway per property may be permitted for properties which front only on the arterial street. Driveway separation measurements shall be measured from driveway centerline to driveway centerline. Driveway widths will be limited to 20 feet for two way drives and 10 feet for one way drives.

6. Handicapped parking shall comply with 28 CFR Part 36, Appendix A, Standard for Accessible Design, as amended or revised, or any successor regulation, as approved by USDOJ for enforcement. (Reference Parking and Passenger Loading Zones).

7. All off-street loading space or berth for commercial delivery vehicles shall be located in the rear of the property except where rear access is not provided.

8. All public parking facilities hereafter developed shall adhere to the following requirements:

a. the minimum space size requirements.

b. accessible parking shall be provided on each block.

9. Motorcycle and motor scooter parking may be provided with the following requirements:

a. The minimum space size shall be 4.5 feet wide and 9 feet long, such that one standard vehicle parking space could accommodate up to four motorcycle/scooter spaces.

Image 3. 90 Degree Motorcycle Parking

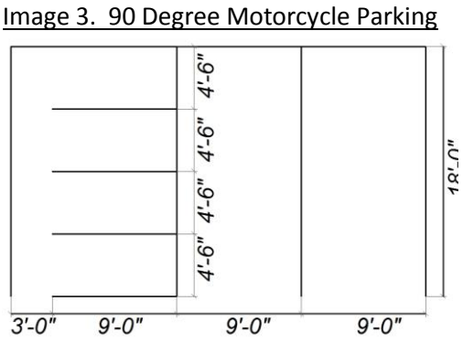


Image 4. 60 Degree Motorcycle Parking

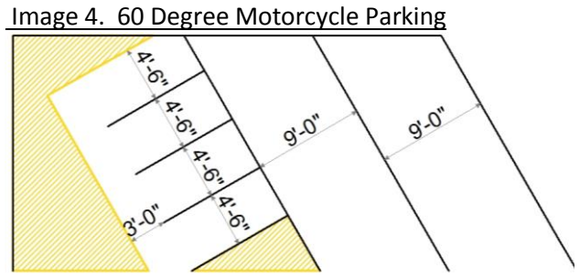
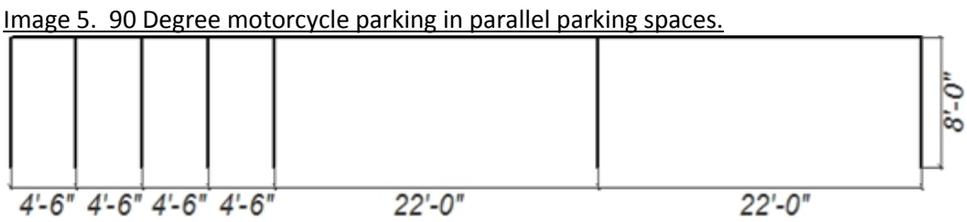


Image 5. 90 Degree motorcycle parking in parallel parking spaces.



10. Parking garages shall be subject to the following requirements:

a. A minimum ~~8 foot~~ **7'6"** clearance shall be provided for any vehicle driving and parking area.

b. Aisles shall not be less than 24 feet wide for 90 degree parking, 18 feet wide for 60 degree parking, 16 feet wide for 45 degree parking and 12 feet wide for parallel parking.

c. Parking garage structures shall be subject to the required building standards applicable to the transect in which the garage is located.

d. Any provided bicycle or motorcycle/scooter parking facilities within the parking garage serving commercial uses shall be located on the ground floor. Motorcycle/scooter parking serving residential uses shall be located on each floor of the parking structure.

11. Landscaping shall be provided in parking areas, as follows.

a. Surface parking lots with 10 parking spaces or less shall provide shade trees planted 30 feet on center in the required setback.

b. Median landscape islands shall be provided in surface parking lots with more than ten (10) parking spaces where tiers of interior parking spaces are proposed to abut one another.

c. Median landscape islands shall be a minimum six feet (6') wide.

d. Structural soil shall be incorporated as a component of the median landscape islands at a minimum depth of three feet (3') and extending from the planting soil mixture to eight feet (8') on each side of the landscape island.

e. The median landscape island shall be a component of the stormwater management plan to facilitate water harvesting by constructing the island as a bioretention basin.

f. Porous paving materials are encouraged in order to decrease need for detention ponds and to increase immediate infiltration, where possible. Examples include: pervious concrete, pervious asphalt, pervious and/or interlocking paver systems, alternative pervious material systems and equivalent technologies or materials.

Image 6. Bare root tree in typical parking lot island or plaza.

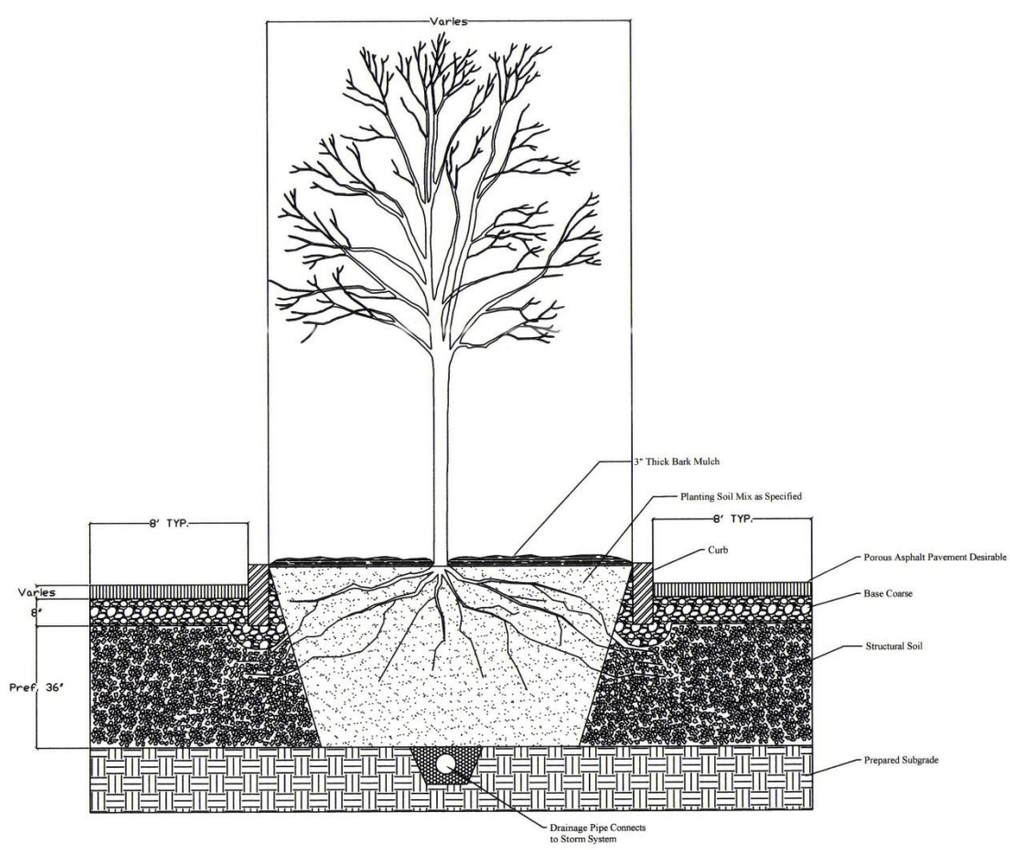
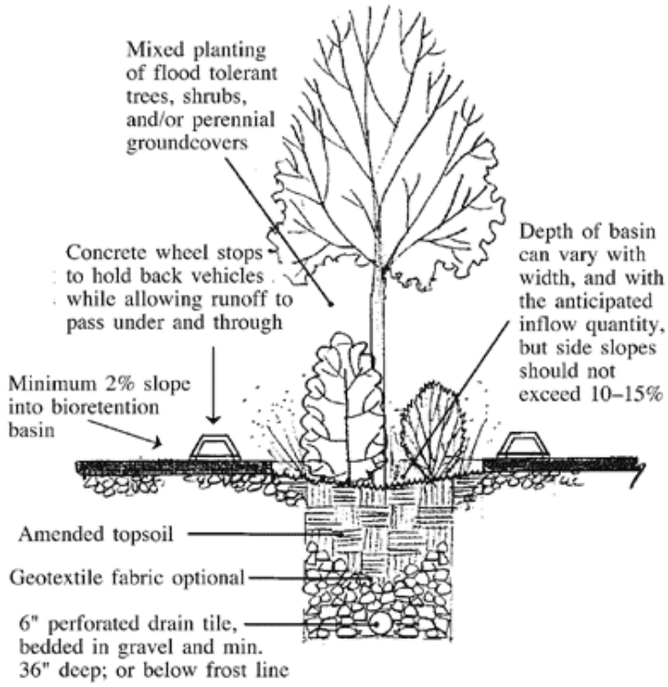


Image 7. Example of a typical Median Landscape Island as a bioretention basin.



12. All bicycle facilities shall be subject to the following requirements:

a. The parking facility shall include provision for storage and locking of bicycles such that the frame and wheels may be secured to a permanently anchored inverted U rack or locked by a chain, cable, or padlock. *See Table 4 for specific bike rack requirements.*

Image 8. Example of proper way to secure bike.

b. Ground floor Multi-family dwelling units may provide bicycle storage inside the dwelling unit on a bike hanger or in an adequate storage area. Only the management office and/or clubhouse shall be required to provide outdoor bicycle facilities.

c. Parking garage bicycle parking shall be located on the ground floor.

d. Bicycle parking facilities may be located in the right-of-way adjacent to the property in the T5 and T6 districts.

e. Bike parking shall be located no further from a business than the closest car parking.

f. Bike parking shall be sited in front of the building in a visible place whenever possible. If a front location is not possible, the business shall provide signage at the front entrance directing cyclists to the bike parking.

g. The aisles separating the racks shall be a minimum of 48 inches, measured from tip to tip of bike tires.

h. The depth for a row of parked bicycles shall be a minimum of 72 inches.

i. The location of the bike racks shall be a minimum of 24 inches from any surrounding obstacle or wall.

j. Bike racks shall be located a minimum of 30 inches from one another.

k. Rack areas should be protected from the elements when possible.

l. All bicycle racks shall be anchored to the ground.

Image 9. Bicycle rack area.

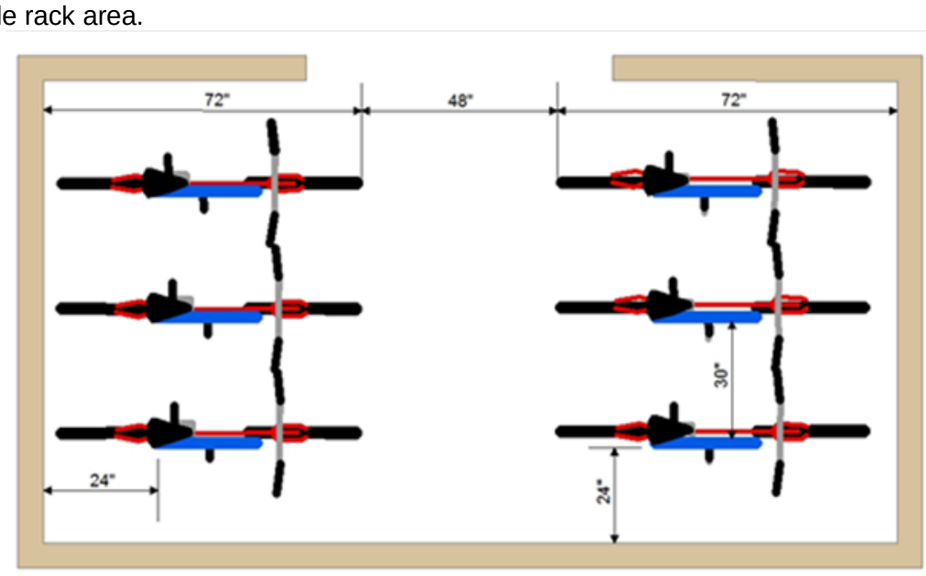


Table 6. Bicycle parking space requirements.

	T4	T5	T6
Residential	No spaces required for single family and duplexes, 0.5 per bedroom for multi-family	0.5 per bedroom	0.5 per bedroom
Lodging	2	2 for every 15 rooms or 2 min.	2 min. or 2 for every 15 rooms
Office	2	2 per 10,000 sq. ft of net building area, min 2	2 per 10,000 sq. ft of net building area, min 2
Retail/Service	2	2 for every 2,000 sq ft of occupied floor area up to 10,000 sq. ft. plus 2 for every 10,000 sq ft over 10,000 sq ft	2 for every 2,000 sq ft of occupied floor area up to 10,000 sq. ft. plus 2 for every 10,000 sq ft over 10,000 sq ft
Civic	1 space per 10,000 sq. ft. of net building area	1 space per 10,000 sq. ft. of net building area	1 space per 10,000 sq. ft. of net building area
Industrial	NA	NA	1 space per 15,000 sq. ft. of net building area
Entertainment	NA	1 space per every 50 seats or for every portion of each 50 person capacity	1 space per every 50 seats or for every portion of each 50 person capacity
Other	1 space per 10 auto parking spaces	1 space per 10 auto parking spaces	1 space per 10 auto parking spaces

Sec. 4.4.3. Required spaces.

1. When determination of the number of spaces required by this section results in a requirement of a fractional space, any fraction shall be counted as one space.

2. Off-street motor vehicle spaces accessory to the various land and building uses shall be provided to equal or exceed the minimum requirements set forth in table 8 less any applicable reduction.

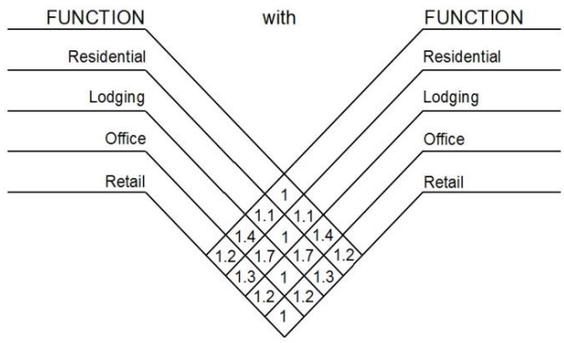
TABLE 7. Vehicle parking requirements. Parking Requirements are correlated to functional intensity. For specific function or use permitted By Right or by Warrant see Table 17.

	T4	**T5**	**T6**
RESIDENTIAL	2 parking spaces/dwelling unit	0.8 parking spaces per bedroom	0.8 parking spaces per bedroom
LODGING	1 parking space/bedroom, up to 5 bedrooms, plus parking requirement for the dwelling	1 parking space/bedroom	1 parking space/bedroom
OFFICE	2 parking spaces/1,000 sq ft of net office space plus requirement for each dwelling	2 parking spaces/1,000 sq ft of net office space	2 parking spaces/1,000 sq ft of net office space
RETAIL/Service	3 parking spaces/1,000 sq ft of net retail space Adjacent public parking spaces may count toward requirement.	3/1,000 sq ft of net retail space. Adjacent public parking spaces may count toward requirement.	3/1,000 sq ft of net retail space. Adjacent public parking spaces may count toward requirement.
Industrial	NA	NA	By Warrant
Entertainment	NA	1 space per every 25 seats or for every portion of each 25 person capacity	1 space per every 25 seats or for every portion of each 25 person capacity
CIVIC	To be determined by warrant.	To be determined by warrant.	To be determined by warrant.
OTHER	To be determined by warrant.	To be determined by warrant.	To be determined by warrant.

~~**Sec. 4.4.4. How to calculate shared parking.**~~

~~Determine the number of parking spaces for two uses from the Parking Requirement table above. Add the amounts of required parking for the two uses then divide by the Required Parking Factor from the table below.~~

~~Table 8. Required Parking Factor~~



Section 4.4.4 Parking reduction for shared/mixed uses.

1. **Determine the number of parking spaces for each uses from the Parking Requirement Table.**
2. **Divide the number of spaces for the use requiring less parking (secondary use) by the number of spaces for the use requiring more parking (primary use). The required parking for the secondary use may be reduced by the resulting percentage. The shared/mixed use parking reduction shall not result in fewer total parking spaces for the development than are required for the residential uses in Table 7.**

Example:

30 Bedroom Apartment in T6 with 2,000 sq. ft. retail use on ground floor:

Residential Use – 24 spaces

Retail Use – 6 spaces

Base Parking Requirement – 30 spaces

Difference between uses – 25%

Parking Reduction (25% x 6 spaces) - 1.5 spaces (round up to 2 spaces)

Required Parking:

(Primary Use +Secondary Use, less reduction) = 28 Spaces (less any applicable reductions)

SECTION 2. Exception. These amendments shall not apply to properties currently under development by Trittenbach Development and T.R. Inscore, LLC (Stillwater Enterprises, LLC) in the vicinity of Fourth Avenue and Ramsey/Hester Streets. This exception shall not be codified.

PASSED, APPROVED, AND ADOPTED THIS 6TH DAY OF JUNE, 2016.

_____
GINA J. NOBLE, MAYOR

(SEAL)
ATTEST:

_____
ELIZABETH CHRZ, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 6TH DAY OF JUNE, 2016.

_____
JOHN E. DORMAN, CITY ATTORNEY

First Reading: 5-16-16
Second Reading: 6-6-16