

BILL 10706

ORDINANCE 10550

AN ORDINANCE AMENDING THE PROVISIONS OF THE MUNICIPAL CODE, APPENDIX A – ZONING, REGARDING THE REORGANIZATION OF REQUIRED PARKING RATES THROUGHOUT THE CITY AND REDUCTION OF REQUIRED PARKING RATES WITHIN THE DOWNTOWN MASTER PLAN STUDY AREA.

WHEREAS, the City’s Downtown Master Plan and Parking Study identified the need to evaluate multiple amendments to the Zoning Code as they pertain to regulations that affect the development patterns in Downtown Kirkwood; and

WHEREAS, on the 9th day of August, 2018, the Planning and Zoning Commission assigned a subcommittee (PZ-11-19); and

WHEREAS, on the 7th day of November, 2018, the Planning and Zoning Commission discussed and recommended approval of amendments to the Zoning Code to reorganize the required parking table, Table 1000-1, and to include a new table, Table 1000-1, which includes reduced parking rates for the Downtown Master Plan Study Area; and

WHEREAS, on the 6th day of December, 2018, the City Council did hold a public hearing with respect to such amendments to the Zoning Code after duly advertising and giving proper notice of such hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. That the City of Kirkwood Municipal Code of Ordinances, Appendix A – Zoning, is hereby amended by deleting Table 1000-1 in Section A-1000.4 in its entirety and replacing with the following language:

Table 1000-1 Parking Requirements (Except Downtown Master Plan Study Area)	
Existing Land Use	Existing Parking Requirements
Residential	
Single-Family Dwellings	2 spaces/dwelling unit. Exception: lots with a width of 50 feet or less, only 1 space/dwelling unit is required
Three or More Family Dwellings	2 spaces/dwelling unit for 1,499 sf or less, 2.25 spaces/du for 1,500 sf or more, and 1 surface space/3 units for visitors
Two-Family Dwellings	2 spaces/dwelling unit

Hotel & Lodging	
Motels / Hotels	1 space/room plus additional spaces for accessory uses
Bed and Breakfast	N/A
Dormitories or Group Living Facilities	1 space/4 beds at maximum capacity
Commercial	
General Retail	
Barber Shops, Beauty Shops	3 spaces/chair
Dry Cleaners, Drop Off / Pick Up	5 spaces/1000 sf of usable area plus a 9x60 ft long queuing lane starting at the pickup window if drive through is provided which shall not conflict with the required parking spaces or aisles
Laundromats	1 space/2 washing machines at max. capacity of the building
Physical Fitness Facilities	1 space/5 customers at max capacity plus 1 space for every 2 employees regularly employed on the premises
Retail, Indoor (Air conditioning and heating sales and service, antique stores, art galleries, art supply stores, bicycle shops, boat showrooms, bookstores, camera and photography supply shops, catering establishments, clothing stores, convenience stores, department stores, electronic stores including repair, food store, furniture stores, garden supplies and seed stores, household appliance stores including repair, meat markets, pet grooming service, pet shops, photography studios, custom dressmaking and tailoring, florist shops, gift stores, hardware stores, hobby stores, jewelry stores and watch repair, liquor stores, motor vehicle parts/accessory stores, office supplies and equipment sales and service, paint and wallpaper stores, pharmacies, plumbing showrooms, shoe stores or shoe repair stores, sporting goods stores, stationery supply stores, tobacco stores, upholstery shops, and vapor products stores.)	5.5 spaces/1000 sf of usable area plus 1 space/vehicle used in conduct of business
Retail, Outdoor	2 spaces/employee for maximum seasonal employment plus 1 space/vehicle used in conduct of business
Post Offices & Similar Parcel Services, blueprinting and photocopying establishments	7.5 spaces/1000 gross sf plus 1 space/vehicle used in conduct of business
Specialized Retail	
Funeral Homes	1 space/vehicle used in conduct of business plus 1 space/2 employees plus 1 space/3 seats in chapel plus 5 spaces/parlor
Food Service	

Restaurants	20 spaces/1,000 sf of seating area plus 2 spaces for every 3 employees on the maximum shift plus 1 space/vehicle used in conduct of business
Restaurants, Drive Thru/In	32 spaces/1,000 sf of seating area plus 2 spaces for every 3 employees on the maximum shift plus 1 space/vehicle used in conduct of business plus a 9x160 ft queuing lane for the drive thru starting at the pickup station which shall not conflict with the required parking spaces or aisles
Office	
Offices, General (Administrative offices for church or similar places of worship, interior decorating shops, massage therapy offices, physical rehabilitation facilities)	5 spaces/1,000 sf of usable area
Financial Institution	5 spaces/1,000 sf of usable area plus 9x60 ft queuing lane starting at banking window or ATM which shall not conflict with the required parking spaces or aisles
Auto Related	
Motor Vehicle Service Stations	1 space/employee on maximum shift plus 1 space/vehicle used in conduct of business. Minimum 4 spaces per service station
Car Wash	1 space/employee plus 3 spaces/1,000 sf of retail space plus 9x60 ft queuing lane
Food/Gas Stores, Convenience/Gas Stores	5.5 spaces/1,000 sf of gross building area plus 1 space/vehicle used in conduct of business. Each double fuel pump shall count as 1 space. Minimum of 5 spaces
Motor Vehicle Service Stations with Repair; motorcycle, ATV and golf cart sales including repair and rental; antique motor vehicles sale and display; motor vehicle and other vehicle rental facilities; motor vehicle and other vehicle sales by a factory franchised dealer; RV sales or rentals; trailer sales or rentals; and farm machinery sales and service	1 space/employee on the maximum shift plus 1 space/vehicle used in conduct of business plus 5 spaces/service bay
Medical	
Offices - Medical & Dental, outpatient facilities for the treatment of alcohol and other drug abuse, animal hospital, animal shelters, kennels, medical and dental clinics	7 spaces/1,000 sf of usable area of the building
Hospitals	1 space/patient bed plus 1 space/staff doctor plus 1 space/3 employees plus 1 space per vehicle used in the conduct of the hospital
Group Homes, Domiciliary Homes, Residential facilities for the treatment of alcohol or other drug abuse, Nursing Home	1 space/4 beds at maximum occupancy
Recreation	
Athletic Fields	20 spaces/field or 1 space/4 seats (1 seat is equal to 2 feet of bench length), whichever is greater

Arcades, amusement or recreational establishments, billiards, bowling alleys, clubs and fraternal organizations, country clubs or golf courses, dance halls, miniature golf courses, pitch and putt golf courses, pool parlors, practice golf driving ranges, recreation developments, skating rinks, and swimming pools	1 space/5 customers at maximum capacity plus 1 space/2 employees
Stadiums	1 space/3 seats at maximum capacity in the largest room or hall
Education	
School, elementary and kindergarten; day care center (child or adult); and pet day care center	1 space/employee plus 1 space/classroom
Learning Center	7 spaces/1,000 sf of usable area
School, High School	1 space/3 seats of auditorium, gym, or stadium at maximum capacity; or 1 space/employee plus 2 spaces/classroom; or 1 space/employee plus 25% of average sophomore class plus 35% of average junior class plus 50% of average senior class, whichever is greater
School, Middle	1 space/3 seats of auditorium, gym, or stadium at maximum capacity; or 1 space/employee plus 2 spaces/classroom, whichever is greater
School: Technical, Vocational, or University	1 space/4 seats of auditorium at maximum capacity in the gym, or stadium of greatest capacity; or 1 space/person regularly employed plus 20 spaces/classroom, whichever is greater
Assembly	
Libraries, museums	7.5 spaces/1,000 sf of gross floor area plus 1 space/vehicle used in conduct of business
Auditoriums, Theaters, Churches & Places of Worship	1 space/3 seats at maximum capacity in the largest room or hall in the building
Industrial	
Wholesale Business	2 spaces/employee based on maximum seasonal employment plus 1 space/vehicle used in conduct of business but in no case less than 1 space/200 sf of gross office area
Distribution Warehouse, commercial greenhouse, freight terminals, warehouses, frozen food lockers, ice and cold storage plants, building materials yards, central mixing plants for cement, and contractors' yards	1 space/vehicle used in conduct of business plus 2 spaces/employee but in no case less than 1 space/200 sf of gross office area

Candy manufacturer, ceramic products manufacturers, commercial dry cleaners and laundry, dry cleaning plants, industrial plants, soap products manufacturers, clothing manufacturer, electronic parts assembly and manufacturers, fiber products manufacturers, food products manufacturers, fruit canning and packing establishments, iron-works - ornamental, leather products manufacture, machine shops, optical goods factories, paint mixing and treatment facilities, paper products manufacturers, pharmaceutical manufacturers, sheet metal shops, sign painting shops, stone products manufacturers, textile products manufacturers, tool manufacturers, toy manufacturers, welding shops, wood products manufacturers,	1 space/vehicle used in conduct of business plus 2 spaces/employee but in no case less than 1 space/200 sf of gross office area
Repair Shops - Plumbing, Electrical, Roofing, etc.	4 spaces/1,000 sf of gross building area excluding parts or material storage areas plus 1 space/vehicle used in conduct of business
Airports & Helipads	1 space/200 sf of lobby area plus 2 spaces/3 employees on the maximum shift plus 1 space/vehicle used to conduct business
Bus Passenger Terminals	1 space/100 sf of lobby area

SECTION 2. That the City of Kirkwood Municipal Code of Ordinances, Appendix A – Zoning, is hereby amended by inserting the following table, Table 1000-2, in Section A-1000.4:

Table 1000-2 Parking Requirements for Downtown Master Plan Study Area	
Existing Land Use	Proposed Parking Requirements
Residential	
Single-Family Dwellings	2 spaces/dwelling unit. Exception: lots with a width of 50 feet or less, only 1 space/dwelling unit is required
Two-Family Dwellings, Three or More Family Dwellings	1.5 space / unit
Hotel & Lodging	
Motels/Hotels, Bed and Breakfast	0.5 space per room
Dormitories or Group Living Facilities	1 space for every 4 beds at maximum capacity
Commercial	
General Retail	
Dry Cleaner, Drop Off / Pick Up	3 spaces per 1,000 sf of usable area plus a 9x60 ft queuing lane for drive thru

Barber Shop; Beauty Shop; Blueprinting and Photocopying establishments, catering Establishments; clothing stores, department stores, Laundromat; physical fitness facilities; Post Offices & Similar Parcel Services; Retail – Outdoor; Retail - Indoor (antique stores, art galleries, art supply stores, bicycle shops, boat showrooms bookstores, camera and photography supply shops, convenience stores, custom dressmaking and tailoring, electronic stores including repair, florist shops, food store, furniture stores, garden supplies and seed stores, gift stores, household appliance stores including repair, liquor stores, motor vehicle parts/accessory stores, office supplies and equipment sales and service, photography studios, hardware stores, hobby stores, jewelry stores and watch repair, meat markets, paint and wallpaper stores, pet grooming service, pet shops, pharmacies, plumbing showrooms, shoe stores or shoe repair stores, sporting goods stores, stationery supply stores, tobacco stores, upholstery shops, and vapor products stores) and air conditioning and heating sales and service

3 spaces per 1,000 sf of gross floor area

Specialized Retail	
Funeral Homes	1 space/employee plus 1 space/5 seats in the auditorium or chapel
Food Service	
Restaurants	10 spaces/1,000 sf of gross floor area
Restaurants, Drive Thru/In	10 spaces/1,000 sf of gross floor area plus 9 x 160 ft queuing lane
Office	
Administrative offices for churches or similar places of worship, general offices, general (interior decorating shop, massage therapy offices, physical rehabilitation facilities)	4 spaces per 1,000 sf of gross floor area
Financial Institutions	4 spaces per 1,000 sf of gross floor area plus 9x60 ft queuing lane starting at the banking window or ATM which shall not conflict with the required parking spaces or aisles
Auto Related	
Motor Vehicle Service Stations	3 spaces/employee on maximum shift plus 1 space/vehicle used in conduct of business. Minimum of 4 spaces per service station
Car Wash	1 space/employee plus 3 spaces/1,000 sf. of retail space plus 9x60' queuing lane for the drive thru
Food/Gas Stores, Convenience/ Gas Stores	5.5 spaces/1,000 sf of gross floor area plus 1 space/vehicle used in conduct of business. Each double fuel pump shall count as 1 space Minimum of 5 spaces

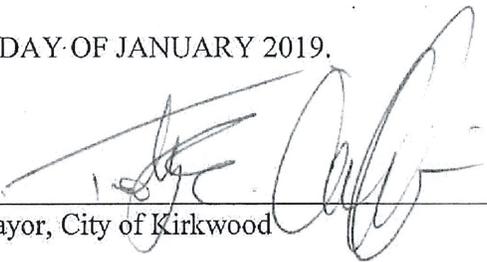
Motor Vehicle Service Station with Repair; motorcycle, ATV and golf cart sales including repair and rental; antique motor vehicles sale and display; motor vehicle and other vehicle rental facilities; motor vehicle and other vehicle sales by a factory franchised dealer; RV sales or rentals; trailer sales or rentals; and farm machinery sales and service	1 space/employee on maximum shift plus 1 space/vehicle used in conduct of business plus 5 spaces/service bay
Medical	
Animal Hospitals, Animal Shelters, Kennels, Hospitals, Domiciliary Homes, Group Homes, Medical & Dental Clinics, Medical and Dental Offices, Nursing Homes, Outpatient Facilities for the Treatment of Alcohol and Other Drug Abuse, and Residential Facilities for the Treatment of Alcohol or Other Drug Abuse,	5 spaces per 1,000 gross floor area
Recreation	
Arcades, athletic fields, amusement or recreational Establishments, billiards, bowling alleys, clubs and fraternal organizations, country clubs or golf courses, dance halls, miniature golf courses, pitch and putt golf courses, pool parlors, practice golf driving ranges, recreation developments, skating rinks, stadiums	1 space/6 fixed seats plus 0.5 spaces/employee OR 5 spaces/1,000 sf for unfixed seats, whichever is greater
Swimming Pools	1 space/5 customers at maximum capacity plus 1 space/2 employees
Education	
Day care center (child or adult) and pet day care	0.5 space per employee
Learning Center	4 spaces per 1,000 sf of gross floor area
School, Elementary and Kindergarten	Assembly per "Assembly use" or 0.5 spaces/employee plus 1 space for every 20 students, whichever is greater
School - High School, School - Middle, School - Technical or Vocational	Assembly per "Assembly use" or 0.5 spaces/employee plus 1 space for every 5 students, whichever is greater
School, University	Assembly per "Assembly use" or 0.5 spaces/employee plus 1 space for every 3 students, whichever is greater
Assembly	
Libraries, Museums	4 spaces per 1,000 sf of gross floor area
Auditoriums, Theaters, Churches & Places of Worship	1 space/6 fixed seats plus 0.5 spaces/employee
Industrial	

Airports & helipads, bus passenger terminals building materials yards, candy manufacturer, central mixing plants for cement, ceramic products manufacturer, clothing manufacturer, commercial dry cleaners and laundry, commercial greenhouse, contractors' yards, distribution warehouse; dry cleaning plants, electronics parts assembly and manufacturers, fiber products manufacturers, food products manufacturers, freight terminals, frozen food lockers, fruit canning and packing establishments, ice and cold storage plants, industrial plants, iron-works - ornamental, leather products manufacture, machine shops, optical goods factories, paint mixing and treatment facilities, paper products manufacturers, pharmaceutical manufacturers, repair shops (plumbing, electrical, roofing), sheet metal shops, sign painting shops, soap products manufacturers, stone products manufacturers, textile products manufacturers, tool manufacturers, toy manufacturers, warehouses, welding shops, wholesale business; and wood products manufacturers

no minimum

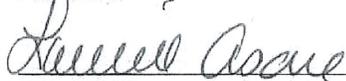
SECTION 3. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS 3RD DAY OF JANUARY 2019.



Mayor, City of Kirkwood

ATTEST:



City Clerk

City Clerk

Public Hearing: December 6, 2018

1ST Reading: December 20, 2018

2ND Reading: January 3, 2019

Legislation Request

Ordinance

Place On The Agenda Of: 12/6/2018

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

In an effort to implement the recommendations of the Downtown Master Plan and Parking Study, various Zoning Code amendments will be presented to the Planning & Zoning Commission and City Council. There are five separate recommendations included in the second round of said amendments. These amendments have been reviewed by the Planning & Zoning Commission and are now presented to the City Council for consideration. There are five separate ordinances prepared for this round. The fourth ordinance addresses the desire to revise the organization of required parking rates for the entire City and to reduce the parking rates required for the Downtown Master Plan Study Area.

Recommendations and Action Requested:

The Planning and Zoning Commission recommended approval of the proposal by a vote of 7-0.

Alternatives Available:

Cost: \$0.00

Account #: 0

Project #:

Budgeted: YES

If YES, Budgeted Amount: \$0.00

If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Jonathan Raiche

Date: 11/27/2018

Authenticated: raichejd

You can attach up to 3 files along with this request.



2018-11-7 PZ-11-19 Report D
SIGNED.pdf
Adobe Acrobat Document
11.1 MB



2018-12-06 PZ-19-19
OrdinanceD.doc
Microsoft Word 97 - 2003
Document
101 KB

File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Director's approval).

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (Must have Finance Department's approval).

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

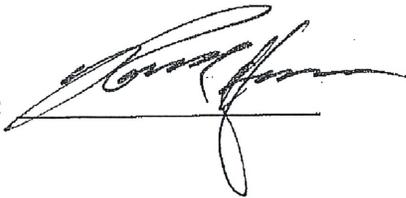
Authenticated:

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Diasapprove

Chief Administrative Officer's Comments:

BY:



Date:

11-28-18