

## E. Vehicle Parking and Loading

### 1. Purpose

The purpose of this section is to establish the minimum parking and loading standards to ensure that the parking and loading of vehicles will not interfere with traffic flow or block roadways and/or fire lanes.

### 2. Applicability

Information required to demonstrate compliance with this section shall be shown on a Site Plan and Landscape Plan pursuant to the procedures outlined in §203E.1, *Site Plan*, and §203E.2, *Landscape Plan*.

#### a. New Development

The standards in this section shall apply when a new primary structure is constructed; or

#### b. Expansion or Enlargement

For any expansion or enlargement that results in a greater amount of floor area, number of dwelling units, seating capacity, or otherwise creates a need for an increase in the number of existing parking spaces required by Table 2-38: *Minimum Vehicle Parking and Stacking Requirements*, such parking spaces shall be provided on the basis of the expansion or enlargement.

#### c. Change in Use

Except as otherwise specified in §206E.3.c below regarding multiple tenants or occupants on a site, on-site parking shall be provided in compliance with the schedule described in Table 2-38: *Minimum Vehicle Parking and Stacking Requirements*, for any change in use that increases the minimum number of required vehicle parking spaces above those that currently exist on the site or on permitted off-site locations.

#### d. Change of Parking Area Requires Approval

At no time after initial approval of the parking area layout can changes be made to the location or number of provided spaces, unless approved through the Site Plan process, or through the processes described in §206E.4, *Parking Modifications and Reductions*.

#### e. MTC – McKinney Town Center Requirements

Refer to Appendix 2B: McKinney Town Center MTC of this Code for parking requirements specifically applicable to properties located in the MTC -- McKinney Town Center zoning district.

### 3. Parking Calculations

#### a. Generally

- I. All parking and requirements that are based on square footage shall be calculated based on gross floor area of the subject use, including patio area, unless otherwise specified.
- II. Parking spaces intended for storage of business vehicles, such as fleet vehicles, delivery vehicles, or vehicles on display associated with sales or rental shall not be included in the calculation of vehicle parking requirements unless otherwise stated.

#### b. Fractions of Calculated Parking Spaces

- I. When measurements of the number of required vehicle parking spaces result in a fractional number, any fraction of 0.5 or larger shall be rounded up to the next higher whole number.
- II. When calculating parking requirements for a combination of uses or a shared parking arrangement, individual fractional numbers are not subject to rounding. Only the cumulative total of the combined uses is subject to rounding.

#### c. Parking for Multiple Uses

Lots containing more than one use shall provide parking spaces equal to the sum of the requirements of the various uses computed separately or based on the shared parking calculations in Table 2-39: *Shared Parking*.

#### d. ADA Accessible Parking

ADA accessible parking spaces shall be provided according to State of Texas Program for the Elimination of Architectural Barriers and shall conform to the Americans with Disability Act (ADA) of 1991, as amended, accessibility guidelines (ANSI Standards).

**e. Unlisted Uses**

For uses not expressly listed in Table 2-38, the Director of Planning shall have the authority to make the following determinations, in conjunction with a Site Plan consideration:

- I. Apply the minimum on-site parking space requirement specified in Table 2-38 for the listed use that is deemed most similar to the proposed use; or
- II. Establish the minimum on-site parking space requirement by reference to standards in parking resources published by the National Parking Association, American Planning Association, Institute of Traffic Engineers (ITE) or other acceptable sources of parking data.

**f. Minimum Required On-Site Parking**

- I. Unless otherwise specified by this Ordinance, each development or land use listed in Table 2-26: *Table of Uses*, in the City of McKinney shall provide the minimum required on-site parking and stacking spaces in compliance with the schedule specified in Table 2-38: *Minimum Vehicle Parking and Stacking Requirements*. Where different requirements apply to one or more zoning districts, those requirements are noted after the general requirement.
- II. Under no circumstances shall a required parking space be used for any purpose other than parking except as otherwise permitted herein.
- III. No required parking or loading area shall be used for storage of inventory, materials, display, sanitation containers, supplies, or for any other use, except in the following circumstances:
  - a. Uses as described by the use-specific standards in §205C, Use Definitions and Use-Specific Standards; or
  - b. Use of the parking or loading area as approved through the Site Plan process described in §203E.1 or through the issuance of a temporary use permit.

**Table 2-38: Minimum Vehicle Parking and Stacking Requirements**

Abbreviations: DU = dwelling unit

Sq. ft. = square feet

Note: All requirements refer to gross floor area, unless otherwise specified.

Use	Use Definition	Parking Requirement
<b>Residential Uses</b>		
Single-family detached [1]	205D.1	4 spaces per DU, 2 of which must be enclosed and on-site. Up to 2 required spaces may be provided off-site within a common area owned and maintained by the HOA. Any off-site parking shall be located within 500 feet of the lot it serves.
Single-family attached [1]	205D.2	H overlay: 2 spaces per DU  NOTE: If a dwelling is constructed under a program for affordable housing sponsored by the City or sponsored by a non-profit corporation approved by the City, 2 parking spaces must be provided for each unit, including a minimum of 1 covered or enclosed space.
Duplex	205D.3	4 spaces per lot
Triplex	205D.4	6 spaces per lot; parking shall be accessed from a shared rear alley
Quadplex	205D.5	8 spaces per lot; parking shall be accessed from a shared rear alley
Manufactured home	205D.6	2 spaces per DU
Multi-family, cottage	205D.7	1.75 spaces per DU, of which, a minimum 30% of the units shall have an enclosed parking space; may be reduced to no less than 20% enclosed pursuant to §206.E.4.d.

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Use	Use Definition	Parking Requirement
Multi-family, traditional	205D.8	1.75 spaces per DU, of which, a minimum 30% of the units shall have an enclosed space; may be reduced to no less than 20% enclosed pursuant to §206.E.4.d.
Independent Living	205D.9	1.5 spaces per DU
<b>Group Living</b>		
Assisted living facility	205E.1	1 space per 5 beds
Community care home	205E.2	4 spaces per home, 2 of which must be enclosed
Community care facility	205E.3	1 space per 5 beds
Community transition facility	205E.4	1 space per 5 beds
Crisis support home	205E.5	4 spaces per home, 2 of which must be enclosed
Crisis support facility	205E.6	1 space per 5 beds
Displacement shelter	205E.7	1 space per 10 beds
<b>Non-Residential Uses</b>		
Agricultural and ranching, private or wholesale	205F.1	None required
Agricultural and ranching, retail	205F.2	3 spaces per acre of lot area
Airport, heliport, landing field, and aircraft hangar	205F.3	None required
Airport terminal	205F.4	None required
Amenity center, neighborhood	205F.5	None required
Animal care and services, indoor only	205F.6	1 space per 500 sq. ft.
Animal care and services, outdoor area	205F.7	1 space per 500 sq. ft.
Animal care and services, outdoor boarding	205F.8	1 space per 500 sq. ft.
Arts or cultural center	205F.9	1 space per 300 sq. ft. If an auditorium is included as a part of the building, its floor area shall be deducted from the total, with parking for the auditorium provided at a rate of 1 space for each 4 seats.
Auto, motorcycle, truck, or boat, rental and sales	205F.10	1 space per 750 sq. ft.
Banks and financial services	205F.11	1 space per 500 sq. ft., plus 3 stacking spaces per drive-through teller or ATM station Speaker boxes shall be placed no closer than 20 feet from any residential zone or use Free-standing ATM stations are not required to provide parking or stacking spaces
Batch plant	205F.12	1 space per 1,000 sq. ft. up to 20,000 sq. ft. of lot area, plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Body art studio	205F.13	1 space per 500 sq. ft.
Car wash	205F.14	4 stacking spaces per automated wash tunnel, plus 1 space per 500 sq. ft. of indoor floor area (not including wash tunnel)
Cemetery	205F.15	None required
Civic club or fraternal organization	205F.16	1 space per 200 sq. ft.

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Use	Use Definition	Parking Requirement
Clinic, medical or dental	205F.17	1 space per 300 sq. ft.
College or university	205F.18	10 spaces per classroom, plus 1 space per 500 sq. ft. for buildings and facilities other than classrooms
Commercial entertainment, indoor	205F.19	1 space per 150 sq. ft. for uses not otherwise listed below
		Bowling, miniature golf, axe-throwing or similar use: 2 spaces per lane or hole
		Theaters, auditoriums, stadiums, gymnasiums, or similar uses: 1 space per 4 seats in assembly areas or 1 space per 8 linear feet of seating
Commercial entertainment, outdoor	205F.20	Sports courts: 4 spaces per court
		Stadiums, outdoor theaters, or similar uses: 1 space per 4 seats in assembly areas or 1 space per 8 linear feet of seating
		Playing fields: 40 spaces per field. If fixed seating is provided the ratio shall be 1 space per 4 seats or 1 space per 8 linear feet of seating
Commercial laundry	205F.21	Golf course: 5 spaces per hole
Community garden	205F.22	Miniature golf or driving range: 3 spaces per hole; or 1.5 spaces per driving bay
Contractor's yard	205F.23	Sports courts: 4 spaces per court; or if fixed seating is provided the ratio shall be 1 space per 4 seats or 1 space per 8 linear feet of seating
Cottage industrial	205F.24	1 space per 1,000 sq. ft. up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Country club	205F.25	None required
Craft Consumables Establishment	205F.26	1 space per 5,000 sq. ft. of lot area, with a minimum of 5 spaces required
Data center	<a href="#">205F.287</a>	1 space per 4,000 sq. ft.
Day care center	205F.298	1 space per 200 sq. ft.
Dirt or topsoil extraction, sand or gravel mining, or storage	205F.3029	3 spaces per classroom, plus 3 stacking spaces per drive-through/pick-up lane if provided
Dispatch office	205F.310	1 space per 1,000 sq. ft. up to 20,000 sq. ft. of lot area plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft. of lot area
Electric vehicle charging facility	205F.321	1 space per 400 sq. ft.
Fairgrounds or rodeo grounds	205F.332	1 space per 250 sq. ft.
Farmers' market, permanent	205F.343	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Food and beverage processing	205F.354	1 space per 500 sq. ft. of market area
		1 space per 1,000 sq. ft. up to 20,000 sq. ft. plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.

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Use	Use Definition	Parking Requirement
Fuel sales, passenger vehicles	205F.365	1 space per 250 sq. ft.
Fuel sales, trucks	205F.376	1 space per 250 sq. ft.
Funeral home or mortuary	205F.387	1 space per 250 sq. ft.
Government facilities (city, excluding airport uses)	205F.398	Spaces as required by most similar land use, unless otherwise approved by the City Council as part of a site plan.
Government or public facilities (non-city)	205F.4039	1 space per 20,000 sq. ft. of lot area
Greenhouse or plant nursery	205F.410	1 space per 250 sq. ft.
Gun range, indoor	205F.421	2 spaces per firing lane; plus 1 space per 200 sq. ft. of retail, classroom, or office area
Gun range, outdoor	205F.432	2 spaces per firing lane; plus 1 space per 200 sq. ft. of retail, classroom, or office area
Gym or Fitness Studio	205F.443	1 space per 200 sq. ft.
Heavy machinery, rental, sales, and storage	205F.454	1 space per 2,000 sq. ft.
Hospital	205F.465	1 space per patient bed
Hotel or motel	205F.476	1 space per guestroom; plus 1 space per 200 sq. ft. of restaurant, retail, conference, or office area
Impound lot or yard	<a href="#">205F.47</a>	1 space per 10,000 sq. ft. of lot area
Industrial Flex Center	902, Definitions	1 space per 1,000 sq. ft. up to 40,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 40,000 sq. ft.
Junk or salvage yard	205F.498	1 space per 10,000 sq. ft. of lot area
Livestock auction	205F.5049	1 space per 1,000 sq. ft.
Manufacturing, heavy	205F.510	1 space per 1,000 sq. ft. up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Manufacturing, light	05F.51	1 space per 1,000 sq. ft. up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Motor freight terminal	205F.52	1 space per 2,000 sq. ft. of lot area
Office showroom/warehouse	205F.53	1 space per 750 sq. ft.
Office	205F.54	1 space per 400 sq. ft.
Parking garage or lot, paid or private	205F.55	None required
Pawn shop	205F.56	1 space per 250 sq. ft.
Personal service	205F.57	1 space per 250 sq. ft.
Power plant or electrical generating station	205F.58	None required
Radio or TV broadcast station	205F.59	1 space per 400 sq. ft.
Railroad freight terminal	205F.60	1 space per 2,000 sq. ft.
Reception or event center, indoor	205F.61	1 space per 150 sq. ft.
Reception or event center, outdoor	205F.62	1 space per 150 sq. ft. of indoor space; plus 1 space per 10,000 sq. ft. outdoor event area
Recreation area, private	205F.63	None required
Recreational vehicles, rental and sales	205F.64	1 space per 500 sq. ft. of indoor sales/leasing area

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Use	Use Definition	Parking Requirement
Recycling facility	205F.65	1 space per 4,000 sq. ft.
Refining or storage of petroleum, natural gas, butane, propane	205F.66	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. of lot area over 20,000 sq. ft.
Religious assembly	205F.67	1 space per 50 sq. ft. of gross floor area of the main sanctuary or auditorium
Restaurant, brew pub	205F.68	1 space per 150 sq. ft.
Restaurant, carry out	205F.69	1 space per 250 sq. ft.
Restaurant, dine-in	205F.70	1 space per 150 sq. ft.
Restaurant, drive-in or drive-through	205F.71	1 space per 150 sq. ft., plus 6 stacking spaces from the point where the order is placed and 3 stacking spaces for mobile order windows
Retail sales	205F.72	1 space per 250 sq. ft.
Sanitary landfill	205F.73	1 space per 400 sq. ft. of office area
School, business or trade	205F.74	1 space per 500 sq. ft. of office, workshop, and library area, plus 1 space per 200 sq. ft. of assembly areas and classrooms
School, public, private, or parochial	205F.75	Elementary, junior high, and middle schools: 2.5 spaces per classroom, plus 1 pick-up/drop-off lane with a minimum of 10 stacking spaces  High school: 8 spaces per classroom, plus 1 pick-up/drop-off lane with a minimum of 10 stacking spaces
Self-storage	205F.76	4 spaces required, plus a 12-foot wide loading zone in front of all access areas for each unit. Loading zone shall not conflict with required fire lanes. A single loading zone may accommodate units on both sides of fire lane.
Shopping center	902, Definitions	1 space per 250 sq. ft. up to 50,000 sq. ft., plus 1 space per 350 sq. ft. over 50,000 sq. ft.
Solar farm	205F.77	None required
Stable, commercial	205F.78	1 space per 2 stalls
Stockyard or slaughterhouse	205F.79	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft. plus 1 space for each 2,000 sq. ft. of lot area over 20,000 sq. ft.
Storage, automobile	205F.80	4 spaces for customers
Storage, boat, truck, or recreational vehicle	205F.81	4 spaces for customers
Traders' village	205F.82	1 space per 500 sq. ft. of market area
Transportation station	205F.83	None required
Truck stop	205F.84	1 space per 300 sq. ft. of site area
Utility substation	205F.85	None required
Vehicle repair, major	205F.86	1 space per 750 sq. ft., plus 3 stacking spaces per service lane, plus facilities shall have a designated on-site area for overnight storage of vehicles awaiting repair
Vehicle repair, minor	205F.87	1 space per 750 sq. ft., plus 3 stacking spaces per service lane, plus facilities shall have a designated on-site area for overnight storage of vehicles awaiting repair

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Use	Use Definition	Parking Requirement
Warehouse	205F.88	1 space per 4,000 sq. ft.
Water or wastewater treatment Plant	205F.89	None required
<b>Accessory Uses</b>		
Accessory building, detached	205G.2.a	None required
Accessory dwelling unit	205G.2.b	1 space if at least 4 spaces are not already provided on-site; or H Overlay: 1 space if at least 3 spaces are not already provided on-site
Accessory structure	205G.2.c	None required
Caretaker's or watchman's quarters	205G.2.d	1 space
Drone delivery	205G.2.e	None required
Electric vehicle charging station	205G.2.f	None required
Helistop	205G.2.g	None required
Home occupation	205G.2.h	No additional spaces beyond those required for the dwelling
Outdoor storage	205G.2.i	None required
Swimming pool	205G.2.j	None required
<b>Temporary Uses</b>		
Batch plant (outdoor), temporary	205H.3.a	None required
Construction field office	205H.3.b	None required
Model home	205H.3.c	None required
Portable storage container	205H.3.d	None required
Religious or philanthropic uses	205H.3.e	No additional spaces beyond those required for the primary use
Seasonal sales	205H.3.f	1 space per 500 sq. ft. of sales area
Warming station	205H.3.g	None required
<b>Special Uses</b>		
Bed & breakfast	205I.1	1 space per guest room in addition to the requirements for the residential use
Donation collection container	205I.2	None required
Food Trucks Courts	205I.3	1 space per 150 sq. ft. of dining area
Food Truck Operation Sites	205I.4	1 space per table provided. If no tables are provided, no off-street parking shall be required. Food truck parking may not also be used to satisfy the minimum parking requirements of another land use.
Oil and natural gas well drilling and operations	205I.5	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. of lot area over 20,000 sq. ft.
Private club	205I.6	1 space per 150 sq. ft.
Sexually oriented business	205I.7	1 space per 250 sq. ft.
Telecommunications Structure, High, Low, or Stealth	205I.8	None required

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Use	Use Definition	Parking Requirement
Wind energy conversion system farm	205I.11	None required
<p>[1] No parking or loading area required to satisfy the minimum parking or loading requirements shall be used for storage of inventory, materials, display, sanitation containers, supplies, or for any other use, except for uses as described by the use-specific standards in §205C, <i>Use Definitions and Use-Specific Standards</i>, or as approved through the Site Plan process described in §203E.1 or through the issuance of a temporary use permit. Under no circumstances shall a required parking space be used for any purpose other than parking except as otherwise permitted herein.</p> <p>[2] ADA accessible parking spaces shall be provided according to State of Texas Program for the Elimination of Architectural Barriers and shall conform to the Americans with Disability Act (ADA) of 1991, as amended, accessibility guidelines (ANSI Standards).</p>		

#### 4. Parking Modifications and Reductions

##### a. Parking Reduction Limitations

Except for a parking study reduction approved as part of the Design Exception process, if 1 of the parking reductions in this section is utilized, the overall parking reduction shall not exceed 10 percent of the sum of the total required parking for the development. If 2 or more of the parking reductions in this section are utilized, excluding shopping and industrial flex centers, the overall parking reduction shall not exceed 15 percent of the sum of the total required parking for the development.

##### b. Shopping Centers and Industrial Flex Centers

Developments that utilize the shopping center parking ratio or the industrial flex center parking ratio shall not be required to update parking based on changes in the use of tenant spaces over time. However, if these parking ratios are utilized for the development, use of additional parking reductions shall not be permitted.

##### c. Shared Parking

- I. Under specific circumstances listed below, some off-street parking spaces may be shared between different uses and properties. The Director of Planning may approve a proposed shared parking arrangement during the Site Plan process for up to 50 percent of the parking spaces required, as shown below in Table 2-39.

**Table 2-39: Shared Parking**

Option	Requirements
<b>Off-Peak Shared Parking</b>	Parking spaces may be shared if the peak business hours do not overlap for the businesses that propose to share. Businesses sharing parking shall be within 500 feet of one another.
<b>Surplus Shared Parking</b>	Parking spaces may be shared if they exceed a use's minimum parking requirements and are located on a non-residential property within 500 feet of the other use to share parking.
<b>Public Parking in the McKinney Town Center (MTC)</b>	Public off-street parking spaces and striped public on-street parking spaces may be used to satisfy up to 100 percent of the use's parking requirements so long as these public parking spaces are located within 200 feet of the use's property. In these cases, no shared parking agreement shall be required.

- II. For any shared parking arrangement or off-site parking arrangement described above, a written parking agreement ensuring retention of parking spaces for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form by the city attorney and shall be filed with the County as part of the Site Plan approval process. The agreement shall meet the following:

- a. A permanent easement for shared or off-site parking facilities shall be dedicated and recorded as a condition of such use.



- b. The City shall be made a party to any shared parking agreement necessary for meeting parking requirements.

**d. Multi-Family Residential Enclosed Parking Reduction**

- I. As part of the Site Plan approval process, enclosed parking space requirement for multi-family residential uses may be reduced from 30 percent of the units having an enclosed parking space to no less than 20 percent of the units having an enclosed parking space, if the proposed project satisfies the following:
  - a. Provide trees at a ratio of one tree per 20 feet in the street and adjacency buffers; and
  - b. provide one additional amenity from the required amenity list.

**e. Tree Preservation Reduction**

The total required parking for a development may be reduced as shown in Table 2-40 if quality trees of the specified diameter are preserved when those trees otherwise could have been removed with no mitigation obligation.

**Table 2-40: Diameter of Preserved Tree(s)**

Tree Size (DBH) [1]	Parking Space Reduction
6 to 8 inches	2 parking spaces
9 to 15 inches	3 parking spaces
16 to 30 inches	4 parking spaces
31 to 41 inches	5 parking spaces

[1] DBH shall be rounded to the nearest whole number.

**f. Food Truck Court Parking Reduction**

The minimum number of required customer parking spaces for a food truck court or operation site may be reduced by the Planning and Zoning Commission as part of the Site Plan approval process should the commission find that the full provision of required parking may not be necessary.

**g. Parking Study Reduction**

A reduction in the number of required parking spaces may be requested by submitting a parking study pursuant to §203G.1, *Design Exception*, and the following additional criteria:

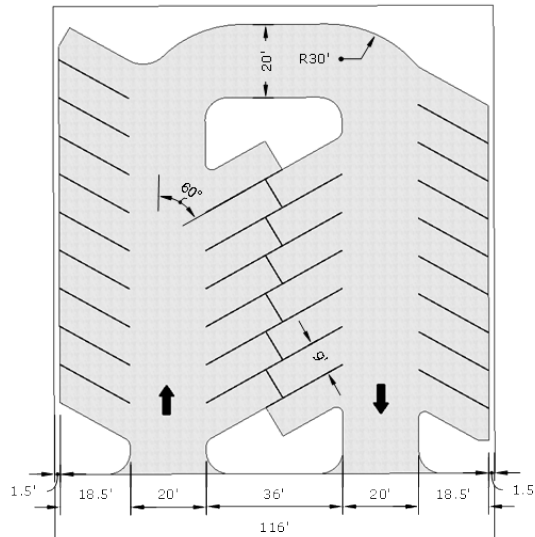
- I. A reduction in the number of required spaces may be requested for the uses listed in Table 2-38, *Minimum Vehicle Parking and Stacking Requirements*. The following are not eligible for parking study reductions:
  - a. Shopping centers and industrial flex centers.
  - b. Stacking spaces.
  - c. Enclosed or covered parking spaces and structured parking required for multi-family residential uses.
- II. The parking study shall be prepared by a licensed Professional Engineer.
- III. The Planning and Zoning Commission may approve a reduction in the number of required parking spaces, if it meets the following criteria is satisfied:
  - a. The parking study demonstrates that the proposed use is unique and therefore requires a modified parking standard;
  - b. The parking study demonstrates that the parking demand for the site is less than the requirement found in Table 2-38, *Minimum Vehicle Parking and Stacking Requirements*;
  - c. The parking study demonstrates that the proposed alternative will not exacerbate an existing deficiency in parking; and
  - d. The parking study demonstrates that the proposed alternative will not result in parking spillover into adjacent neighborhoods.
- IV. Developments that utilize a parking study to determine the on-site parking required shall not be eligible for any other parking reduction.

## 5. On-Site Parking Design and Pavement

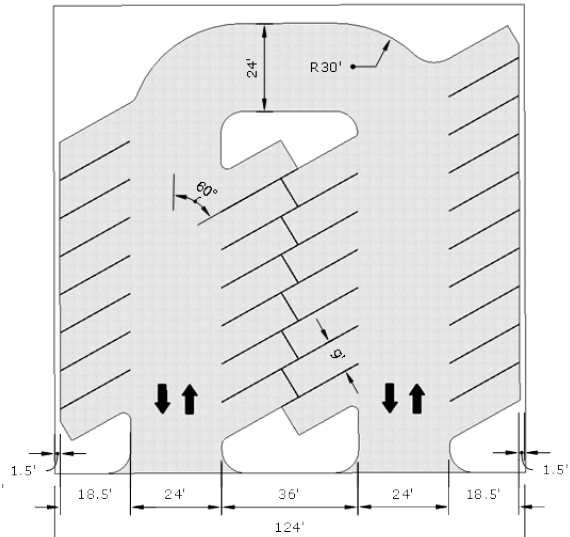
All on-site parking facilities required by this section shall comply with the minimum requirements for parking and maneuvering space specified in this section, as well as the requirements specified in §206A.3, *Site Landscape Standards for All Uses*. Where on-street parking is allowed within the MTC, Planned Development zonings, or as approved by the Director of Planning, it shall meet the requirements of the Engineering Design Manual.

### a. On-Site Parking Dimensions and Markings

- I. The minimum dimensions for on-site parking shall be provided as follows:
  - a. Standard space: 9 feet by 18 feet
  - b. Parallel space: 8 feet by 22 feet
  - c. Stacking space: 10 feet by 20 feet
- II. Any on-site angled parking, the parking shall be provided using the minimum standards illustrated in the following options:
  - a. 60-degree parking:

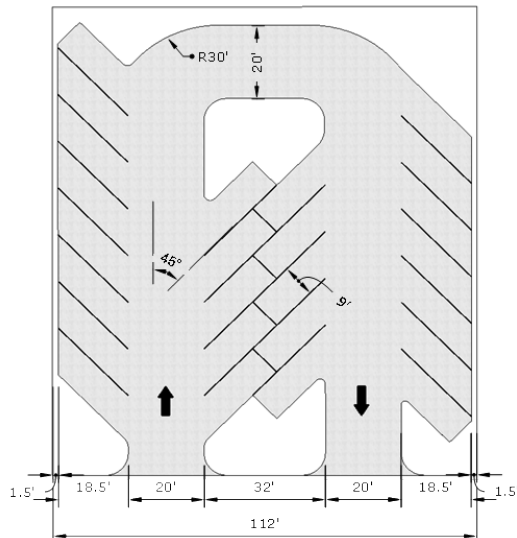


60 Degree Parking Diagram - One-Way Traffic

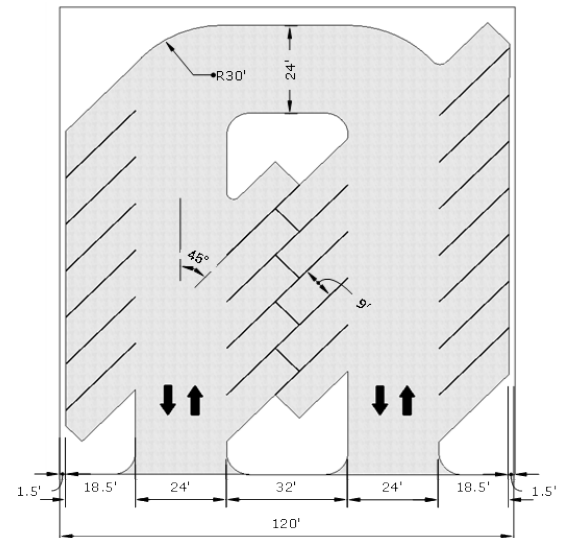


60 Degree Parking Diagram - Two-Way Traffic

- b. 45-degree parking:



45 Degree Parking Diagram - One-Way Traffic



45 Degree Parking Diagram - Two-Way Traffic

- III. Parking spaces shall be clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods.

**b. Encroachments**

- I. No encroachments shall be permitted into any required parking or stacking space, fire lane, drive aisle, or required landscape area. Encroachments include both horizontal and vertical obstructions and shall include wheel stops.
- II. If an encroachment into a required parking space is necessary, the required parking space shall be resized to ensure that minimum dimensions for on-site parking are provided.

**c. Drive Aisles**

- I. Stacking spaces shall not overlap or conflict with drive aisles.
- II. The minimum dimensions for drive aisles shall be as follows:
  - a. Two-way drive aisles: 24 feet wide
  - b. One-way drive aisles with angled parking spaces: 20 feet wide
  - c. One-way drive aisles or drive-through lane (when not provided in conjunction with parking spaces): 12 feet wide

**d. Fire Lanes**

- I. Fire lanes (also known as fire apparatus access roads) shall be provided as required by the Fire Code.
- II. Parking, queuing, stacking, and drive-through lanes shall not or otherwise conflict with fire lanes or emergency access.

**e. Residential Adjacency for Off-Street Parking**

Non-residential parking areas shall not be located closer than 20 feet to an adjacent single-family residential use or zone.

**f. Electric Vehicle Charging Spaces**

- I. The minimum width of electric vehicle parking spaces shall be 10 feet.
- II. Charging cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading areas.
- III. An Electric Vehicle (EV) charging space may count towards required parking of any use other than an Electric Vehicle Charging Facility, if the EV spaces are not limited to a specific vehicle manufacturer.

**6. Vehicle Maneuvering**

- a. Vehicular access and circulation for the proposed development shall extend internal public roadways, alleyways, and rights-of-way to the boundaries of the development site to ensure that:
  - I. There are at least two vehicular access points, as defined in the Engineering Design Manual and/or currently adopted Fire Code;
  - II. Emergency services have convenient and efficient access to the development, as approved by the Fire Marshal;
  - III. Vehicles providing other public services have convenient and efficient access to the development; and
  - IV. Upon future development of any abutting vacant parcels, there are connection points for extending the public roadways system.
- b. All maneuvering of vehicles shall take place on-site or within a mutual access easement. No public right-of-way shall be used for backing or maneuvering into or from a parking space, or for circulation within a parking lot, except as described in provision III. below as it relates to public alleys.

- c. When on-site parking facilities are located adjacent to a public alley, the width of said alley may be assumed to be a portion of the maneuvering space requirement. Additional pavement width may be required to satisfy the drive aisle width requirements for the parking facility.
- d. In the MTC – McKinney Town Center zoning district, the Director of Engineering and/or Fire Marshal shall be permitted to allow deviations to the maneuvering standards for on-site parking as needed on a case-by-case basis while ensuring adequate vehicle access, emergency access, sight visibility, and other related engineering design or life safety principles.
- e. For safety and firefighting purposes, cross-access between parking areas of adjacent non-residential parcels shall be provided as required by the Fire Marshal and/or the Director of Engineering.
- f. Vehicle maneuvering shall not occur within the minimum required throat length as specified in the Engineering Design Manual.
- g. Vehicle maneuvering areas shall be well defined by curbs or other approved methods.

## 7. Driveway and Parking Surfacing Material

### a. Residential Uses (Except Multi-Family Residential)

- I. Parking shall only be permitted on an improved, dust-free surface unless the non-dust-free parking surface was in place prior to December 15, 1981.
- II. Any time a new residential driveway is constructed, the pavement surface shall be as follows:

**Table 2-41: Residential Driveway and Surface Parking**

Adjacent Street Surface	New Driveway and Parking Surface
Concrete	Concrete
Surface other than concrete	Asphalt or concrete
NOTE: This table shall not apply to the AG and R43 zoning districts.	

- III. Any time a residential driveway is reconstructed or replaced, the pavement surface shall be as follows:

**Table 2-42: Reconstruction or Replacement of Residential Driveway and Parking Surface**

Existing Surface	New Surface
Dirt or gravel	Gravel, asphalt, or concrete
Asphalt	Asphalt or concrete
Concrete	Concrete

NOTE: If a dwelling unit is reconstructed or rehabilitated and construction of a new driveway would otherwise be required, lots platted prior to the effective date of Ordinance No. 1270 (December 15, 1981), shall not be required to construct a new driveway.

- IV. All existing paved parking surfaces shall be maintained in a serviceable condition. Deteriorated paving materials and surfaces shall be replaced or reconstructed using materials as described in Table 2-42 above.

### b. Non-Residential and Multi-Family Residential Uses

- I. All required on-site parking, maneuvering, and loading areas shall be paved with concrete, unless otherwise specified herein. No parking shall be allowed on unpaved surfaces.
- II. Decomposed granite and pervious parking areas, including those comprised of loose aggregate materials, shall be permitted for trailheads at public parks and public parks which allow overnight camping. Other surface materials may also be approved through the Site Plan process for rural and agricultural uses, City parkland, and special loading/unloading operations such as storage or use of tracked equipment.

## 8. On-Site Loading Minimum Requirements

Any non-residential building or site which provides on-site loading spaces shall be subject to the minimum requirements of this section.

- a. Each loading space shall meet the following minimum size requirements:
  - I. Industrial or warehouse uses: 12 feet by 60 feet
  - II. Commercial and institutional uses: 12 feet by 35 feet
  - III. Minimum vertical clearance: 14 feet
- b. Access and maneuvering areas shall be provided on the same building lot as the principal use for which the loading space is intended, unless an access easement is provided on a recorded plat.
- c. Bays for auto or equipment servicing in non-industrial districts shall not be oriented toward any adjacent residential zones or uses, unless no other option is available.
- d. Loading docks and loading bays shall be:
  - I. Set back a minimum distance of 200 feet from any adjacent residential use or zoning district; and
  - II. Set back a minimum distance of 75 feet from any public street or front property line; and
  - III. Oriented away from any adjacent residential use or zoning district.
- e. Any loading spaces not associated with a loading dock or loading bay shall be set back a minimum distance of 50 feet from any adjacent residential use or zoning district. There shall be no minimum setback if the subject property abuts a non-residential use or lot line.
- f. In instances where a property has more than one street frontage, the bay doors shall be oriented away from the street frontage with the greatest width. If the streets are the same width, then the bay doors shall be oriented away from the property's front lot line.

## 9. Design Exception

Pursuant to §203G.1, *Design Exception*, the following vehicle parking and loading requirements may be eligible for a Design Exception:

- a. Residential Adjacency. The Residential Adjacency Buffer width may be reduced to no less than 10 feet in accordance with the approval criteria in §203G.1 and with the following additional criteria:
  - I. The reduction establishes a consistent adjacency buffer with adjacent developed properties, and
  - II. The reduction will create a unified landscape design along the property line.
- b. On-Site Loading Orientation. The orientation of loading docks and loading bays may be modified in accordance with §203G.1, *Design Exception*.
- c. On-Site Loading Distance. The minimum distance of loading docks and loading bays to the property line may be modified in accordance with §203G.1, *Design Exception*.