



City of Odessa, Missouri
Planning and Zoning Commission
Odessa Community Building | 601 W. Main Street
Thursday, October 15, 2026 | 6:00 p.m.
Meeting Agenda

CALL TO ORDER

Matt Modlin, Chairman

ROLL CALL

Jenny Neel, Community Development Coordinator

APPROVAL OF MINUTES

September 17, 2026-Regular Session Meeting Minutes

PUBLIC COMMENTS

NEW BUSINESS

(Public Hearing) Amend Chapter 50; Article III of the City of Odessa Code of Ordinance to amend all off-street parking sections within the City of Odessa, Missouri.

Exhibits:

1. Staff Report
2. Affidavit of Publication dated October 1, 2026
3. Ordinance
4. City of Odessa Code of Ordinances- Chapter 50, Article III; Chapter 50, Article II, Sec. 50-58; 50-59; 50-225; 50-249; 50-281; 50-315; 50-367; 50-397; 50-455

OLD BUSINESS

Unified Development Ordinance Update

NEXT MEETING

Thursday, November 19, 2026

ADJOURN

Agenda posted at the following locations:
City Hall, 228 S 2nd Street
City's Website: <https://www.cityofodessamo.com>
Emailed to The Odessan
October 14, 2026



City of Odessa, Missouri
Planning and Zoning Commission
Odessa Community Building | 601 W. Main Street
Regular Meeting ~ Thursday, September 17, 2026 | 6:00 p.m.
Meeting Minutes

CALL TO ORDER

Matt Modlin, Chairman, called the meeting to order at 6:00 p.m.

WELCOME NEW MEMBER

Modlin welcomed newest Commissioner Tony Easter.

ROLL CALL

Jenny Neel, Community Development Coordinator, called the roll and confirmed a quorum.

Bill Hunt	Present	Tony Easter	Present
Mary Bertram	Present	Steve Nance	Present
Matt Modlin	Present	Carl Crabtree	Present

OTHERS IN ATTENDANCE

Shawna Camp, City Administrator
Jenny Neel, Community Development Coordinator
Mike Plachte, Board of Aldermen

PUBLIC IN ATTENDANCE

Erwin Dean Rucker
Joan Rucker

APPROVAL OF MINUTES

Commissioner Hunt moved to approve the August 20, 2026 minutes as submitted; seconded by Commissioner Bertram.

Motion carried 6-Ayes, 0-Noes.

PUBLIC COMMENTS (Non-Agenda Items)

Erwin Dean Rucker and Joan Rucker, located at 419 S. Third Street, have concerns about a tree located in the right-of-way and issues with parking at their address. The City Administrator, Camp, advised that these concerns would need to be addressed through Code Enforcement.

NEW BUSINESS

None

OLD BUSINESS

Commissioners continued their discussion on parking and driveways.

Camp provided the Commission with an update regarding the Unified Development Ordinance (UDO). She stated that the City is currently working toward selecting a consultant to review and update the City's development regulations and address needed revisions to the Code.

ADJOURN

With no further business to come before the commission, a motion was made by Commissioner Hunt, seconded by Commissioner Easter, to adjourn the meeting at 6:47 p.m. Motion carried 6-Ayes, 0-Noes.

Approved:

Matt Modlin, Chairman

ATTEST

Jenny Neel, Recording Secretary



City of Odessa

Planning and Zoning

228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

STAFF REPORT October 15, 2026

Code of Ordinance:	Chapter 50, Article III. Off-street parking and loading and Chapter 50, Article II, Sec. 50-58; 50-59; 50-225; 50-249; 50-281; 50-315; 50-367; 50-397; 50-455
Request:	The Planning and Zoning Commission has been reviewing the City's existing parking regulations to identify opportunities to improve clarity, consistency, and ease of use. Currently, parking requirements are addressed in multiple sections of the City's Code of Ordinances, which can make it difficult for property owners, developers, contractors, and City staff to locate and understand the applicable requirements. The goal of the proposed ordinance is to consolidate parking regulations into one section, eliminate conflicting or repetitive language, and provide clearer guidance regarding parking requirements for residential, commercial and industrial properties.
Attachments:	Affidavit of Publication dated October 1, 2026 Ordinance City of Odessa Code of Ordinances-Chapter 50, Article III; Chapter 50, Article II, Sec. 50-58; 50-59; 50-225; 50-249; 50-281; 50-315; 50-367; 50-397; 50-455
Planning Commission:	Thursday, October 15, 2026
Board of Aldermen:	Monday, October 26, 2026
Odessa Staff:	Jenny Neel, Community Development Coordinator



City of Odessa

Planning and Zoning

228 S Second St • PO Box 128 • Odessa, MO 64076
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Staff Recommendation:	Staff recommends approval of the proposed amendments to the City's parking regulations to improve clarity, consistency, and administration of the zoning ordinance.
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Affidavit of Publication

Date: October 1, 2026

STATE OF MISSOURI
COUNTY OF LAFAYETTE

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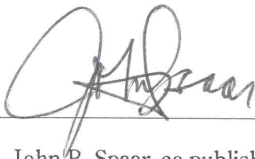
John B. Spaar, being duly sworn according to law, states that he is the co-publisher of The Odessan (a combination and continuation of The Missouri Ledger and The Odessa Democrat) a weekly newspaper located, printed and published in the City of Odessa in Lafayette County, Missouri; that said newspaper, for a period of three years and more prior to the date of the first insertion of the publication herein referred to, was, ever since said date has been, and now is published regularly and consecutively; that during all said time said newspaper has been, and now is a newspaper of general circulation in said County; that during all said time said newspaper has been and now is admitted to the post office as second class matter in said City of Odessa, Missouri, the City of publication; that during all said time said newspaper has had, and now has, a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription, for a definite period of time; that said newspaper, during all said time, has complied with and now complies with the provisions of an Act of the 62nd General Assembly of the State of Missouri, entitled "Public Advertisements," approved August 2, 1943, and known as Section 14968, and that said notice was in all respects published in compliance with the provisions of said Section; and that the said notice hereto attached was published in said newspaper once a week for one week(s) as follows:

First Insertion: October 1, 2026

Second Insertion:

Third Insertion:

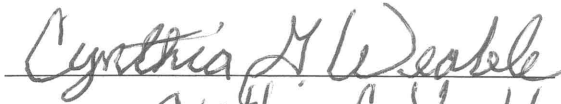
Fourth Insertion:



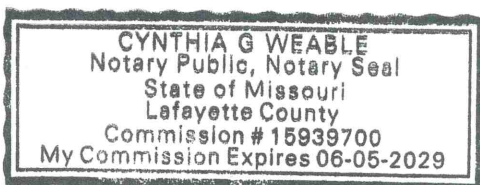
John B. Spaar, co-publisher

Subscribed and sworn to before me this day of
October 1, 2026

Witness my hand and official seal.



Notary Public: Cynthia G. Weable
My commission expires: 06-05-2029



PUBLIC NOTICE

City of Odessa

Code of Ordinance Chapter 50 Article III
Amendments-Off-Street Parking & Loading

Notice is hereby given that a public hearing will be held by the Planning & Zoning Commission of the City of Odessa on **Thursday, October 15, 2026, at 6:00 p.m.** at the Dyer Park Community Bldg., located at 601 W Main Street, Odessa, MO for the purpose of hearing interested parties and citizens on the request by the City of Odessa to amend Chapter 50 Article III of the City of Odessa Code of Ordinance to amend all off street parking sections within the City of Odessa, Missouri. Interested parties may view the ordinance on file by contacting the Community Development Department via email at jenny.neel@cityofodessamo.com or at City Hall, 228 S 2nd Street, Odessa, MO.

CITY OF ODESSA
Planning Commission

The Board of Aldermen of the City of Odessa will also hold a public hearing on the above noted amendments to Chapter 50 Article III of the Code of Ordinance, on **Monday, October 26, 2026 at 6:00 p.m.** located at Dyer Park Community Bldg., located at 601 W Main Street, Odessa, MO, to consider the ordinance and the recommendation of the Planning & Zoning Commission.

Published in *The Odessan*, Odessa, Missouri,
Thursday, October 1, 2026

AN ORDINANCE OF THE CITY OF ODESSA, MISSOURI, AMENDING CHAPTER 50, ZONING, OF THE CITY OF ODESSA CODE OF ORDINANCES, BY REPEALING AND REPLACING ARTICLE III, OFF-STREET VEHICLE PARKING AND LOADING, IN ITS ENTIRETY, AND REMOVING CONFLICTING OFF-STREET PARKING REQUIREMENTS FROM CERTAIN ZONING DISTRICT SECTIONS.

WHEREAS, pursuant to Section 79.110, RSMo., the Board of Aldermen of the City of Odessa, Missouri, has authority to enact ordinances for the good government of the City and the health, safety, and welfare of its inhabitants; and

WHEREAS, the City desires to consolidate and update its off-street parking and loading standards in one article of Chapter 50, Zoning, and to remove conflicting district-specific parking provisions; and

WHEREAS, the Planning Commission of the City of Odessa, Missouri, held a public hearing on Thursday, October 15, 2026, and considered all comments and evidence presented regarding said ordinance amendment of the City of Odessa Code of Ordinances and recommended approval; and

WHEREAS, the Board of Aldermen of the City of Odessa, Missouri, held a public hearing on Monday, October 26, 2026, to consider the recommendation of the Planning Commission and public input; and

WHEREAS, the Board of Aldermen finds that adoption of the amendments will promote consistent parking and loading requirements, safe vehicle circulation, and protection of adjacent properties.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ODESSA, MISSOURI, AS FOLLOWS:

SECTION 1. The existing Article III, Off-Street Vehicle Parking and Loading, of Chapter 50, Zoning, of the City of Odessa Code of Ordinances, is hereby repealed in its entirety and replaced with the following new Article III:

ARTICLE III. OFF-STREET PARKING AND LOADING

Sec. 50-575. Purpose and Intent.

The purpose of this Article is to: (1) ensure adequate off-street parking and loading facilities for all land uses; (2) promote safe and efficient vehicle circulation; (3) reduce congestion on public streets; (4) minimize conflicts between vehicles and pedestrians; (5) protect adjacent residential areas from adverse impacts of parking areas; and (6) establish uniform standards applicable throughout the City.

The requirements of this Article shall apply to all zoning districts unless expressly modified by another provision of this Chapter.

DIVISION 1. GENERAL PARKING STANDARDS

Sec. 50-576. Applicability.

- a) Off-street parking and loading facilities shall be provided for all uses established, enlarged, expanded, or substantially altered after the effective date of, this Ordinance.
- b) All parking spaces shall remain available for parking purposes and shall not be reduced below the requirements of this Article.

Sec. 50-577. Location of Parking Areas.

All parking areas shall be located on the same lot as the principal use unless otherwise permitted herein.

(A) Off-site parking may be approved by conditional use permit when located within:

1. Two hundred (200) feet, measured from the lot line of the principal use to the closest parking stall within the parking area, exclusive of street and alley widths; and
2. Direct access to a public street

(B) Parking stalls shall not be located within a public right-of-way unless approved by the City Administrator.

(C.) Parking areas shall not obstruct visibility triangles at intersections.

Sec. 50-578. Minimum Parking Space Dimensions.

(A) Standard Parking Space – Each standard parking space shall contain a minimum rectangular area measuring:

1. Nine (9) feet in width; and
2. Twenty (20) feet in length.

(B) Accessible parking spaces shall comply with all applicable federal, state, and local accessibility requirements.

(C) Adequate maneuvering and drive-aisle space shall be provided.

Sec. 50-579. Driveway and Access Standards.

(A) Driveways shall comply with City construction standards.

(B) Residential driveway ingress and egress widths shall not exceed twenty-seven (27) feet unless otherwise approved by the City Engineer.

(C) Commercial and industrial driveway widths shall be determined based upon traffic generation and applicable engineering standards.

(D) Ingress and egress points shall be designed to minimize conflicts with adjacent streets and properties.

Sec. 50-580. Parking Surface Requirements.

(A) Parking areas and driveways shall be surfaced with an all-weather, dustless surface.

(B) Approved surfacing materials shall include:

1. Cement concrete;
2. Asphalt pavement;
3. Interlocking concrete pavers designed for vehicular use.

(C) Minimum pavement specifications for off-street parking and loading areas, except those serving single-family and duplex uses, shall be one of the following:

1. Five (5) inches of concrete;
2. Six (6) inches of asphalt;
3. Three (3) inches of asphalt combined with eight (8) inches of aggregate base and subgrade; or

(D) Off-street parking areas and driveways serving single-family and duplex residences shall be graded and paved with asphalt, concrete, or interlocking concrete pavers designed for vehicular use over an

approved base. Interlocking concrete pavers shall be installed over a compacted aggregate or other structurally suitable base in accordance with the manufacturer's installation specifications.

(E) No new gravel driveways shall be permitted. Gravel driveways lawfully existing before the effective date of **Ordinance** may continue as legal nonconforming surfaces.

(F) Parking areas shall be maintained to prevent:

1. Dust;
2. Mud;
3. Gravel migration;
4. Standing water; and
5. Deterioration that creates an unsafe condition or hazard to pedestrians or vehicles.

Sec. 50-581. Parking Lot Lighting.

(A) Lighting intensity shall be designed so as not to create glare or interference with adjacent residential districts or public streets.

(B) Light fixtures shall be shielded and directed downward where adjacent to residential districts.

(C) The Chief of Police, or the Chief's designee, shall determine whether lighting creates a nuisance or safety hazard, including conditions resulting in unreasonable glare or interference with adjacent properties or public streets.

(D) Upon a determination under subsection (C), the City Engineer, or the Engineer's designee, shall determine appropriate corrective measures, which may include shielding, re-aiming, reduction in intensity, or other measures necessary to correct the nuisance or safety hazard.

Sec. 50-582. Landscaping and Screening.

(A) Parking areas containing more than six (6) parking spaces and located within two hundred (200) feet of a residential zoning district, measured from the boundary of the residential zoning district to the closest parking space within the parking area, exclusive of street and alley widths, shall provide screening consisting of one or more of the following:

1. Privacy fencing;
2. Masonry wall;
3. Evergreen hedge;
4. Earth berm.

(B) Screening shall be not less than five (5) feet and not more than six (6) feet in height at the time of installation.

(C) Landscaping in parking areas shall be maintained in healthy condition year-round.

Sec. 50-583. Loading Areas.

(A) Any nonresidential use requiring delivery or loading activity shall provide adequate off-street loading space for the primary operations of the use.

(B) Loading areas shall not obstruct:

1. Public streets;
2. Sidewalks;
3. Fire lanes; or
4. Any parking spaces.

DIVISION 2. REQUIRED PARKING BY LAND USE

Sec. 50-584. Minimum Off-Street Parking Requirements.

The following minimum off-street parking requirements shall apply to the listed land uses:

Land Use	Minimum Parking Requirement
Single-family dwelling	2 spaces per dwelling unit, exclusive of garage
Dwelling with 4 + bedrooms	3 spaces per dwelling unit, exclusive of garage
Duplex	2 spaces per unit, exclusive of garage
Multifamily dwelling	2 spaces per unit, exclusive of garage
Guest/communal parking (4+ units)	1 space per 4 units
Hotel/motel	1 space per guest room
Boarding/rooming house	1 space per 2 occupants
Office	1 space per 300 square feet
Retail/commercial/entertainment/recreation	1 space per 250 square feet
Restaurant	1 space per 100 square feet of dining area
Church/auditorium	1 space per 5 seats
Medical office	4 spaces per medical provider, plus employee parking
Industrial/Public facilities	Sufficient spaces for employees, customers, and fleet vehicles typical for the use
Nursing home	1 space per 6 beds, plus employee parking
Hospital/emergency room/Urgent Care	1 space per 4 patient beds, excluding bassinets; 1 space per staff or visiting provider; 1 space per 3 other employees, including nurses; plus adequate parking for emergency vehicles

- (A) Any use not specifically listed shall provide sufficient spaces for employees, customers, and fleet vehicles typical for the use.
- (B) Shared parking arrangements may be approved by the Zoning Administrator where peak demand for the uses occurs at different times.
- (C) The Zoning Administrator may approve reductions where documented evidence demonstrates lower parking demand.

DIVISION 3. DISTRICT-SPECIFIC STANDARDS

Sec. 50-585. Residential Districts.

- (A) Required parking for single-family dwellings shall be located on an approved driveway surface.

Sec. 50-586. Commercial Districts.

- (A) Parking spaces shall not be used for the storage of materials or vehicles, outdoor display or sales, vehicle servicing or repair, assembly of equipment, or other activities that prevent such spaces from being available for parking, unless specifically authorized by this Chapter.

Sec. 50-587. Industrial Districts.

- (A) Unpaved parking areas may be permitted for industrial uses exceeding thirty-five (35) acres when all of the following conditions are met:
 - 1. The site is located 3,960 feet or more from any residential zoning district;

2. The site is located 1,250 feet or more from any C-1 or C-2 district; and
 3. Dust mitigation measures are implemented.
- (B) Truck circulation areas shall be subject to additional engineering review to verify adequate vehicle maneuverability, pavement design, traffic circulation, and protection of public infrastructure.
- (C) Parking spaces shall not be used for the storage of materials or vehicles, outdoor display or sales, vehicle servicing or repair, assembly of equipment, or other activities that prevent such spaces from being available for parking, unless specifically authorized by this Chapter.

Sec. 50-588. Commercial Residential Transitional (CRT) District.

- (A) In addition to the screening requirements of Section 50-582, parking areas associated with commercial uses adjacent to residential uses shall provide enhanced screening in accordance with Section 50-454.

SECTION 2. The off-street parking provisions contained in Sections 50-58, 50-59, 50-225, 50-249, 50-281, 50-315, 50-367, 50-397, and 50-455 of Chapter 50 are hereby repealed to the extent they establish off-street parking requirements that conflict with or are superseded by Article III as enacted by this Ordinance. Any other provisions within those sections that do not relate to off-street parking, or that are not inconsistent with this Ordinance, shall remain in effect.

The City Clerk is authorized to coordinate with the City's code publisher to update section references and remove obsolete cross-references resulting from this Ordinance, provided that such editorial updates do not alter the substance of the amendments adopted herein.

SECTION 3. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. The City Clerk is hereby authorized to correct any scriveners' errors made in amending the City Code.

SECTION 5. This Ordinance shall be in full force and effect from and after its passage and approval.

READ TWICE by title only and adopted by the Board of Aldermen of the City of Odessa, Missouri, and approved by the Mayor of Odessa, this 26th day of October, 2026.

(SEAL)

Bruce Whitsitt, Mayor

ATTEST:

Bruce Whitsitt, Mayor

Karen Findora, City Clerk

ARTICLE III. OFF-STREET VEHICLE PARKING AND LOADING

Sec. 50-575. General intent and application.

It is the intent of these requirements that adequate parking and loading facilities be provided off the street for each use of land within the city. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

(Ord. No. 2429, § 1(8.400), 11-13-2000)

Sec. 50-576. Required open space.

- (a) Off-street parking or loading space shall be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.
- (b) The area required for off-street parking shall be in addition to the yard areas herein required except that the front yard required in a C-1 Local Commercial District may be used for the uncovered parking area for six or less vehicles associated with a residential use when the area is surfaced with a pavement adequate to prevent the occurrence of mud and dust with continued use or may be used for uncovered parking area for more than six vehicles in accordance with the provisions of section 50-581.

(Ord. No. 2429, § 1(8.401), 11-13-2000)

Sec. 50-577. Location.

The off-street parking lot shall be located within 200 feet, exclusive of street and alley widths, of the principal use and shall have direct access to a public street. Driveways for all one- and two-family dwellings shall be located upon the same parcel in which the principal use is constructed and shall have direct access to a public street.

(Ord. No. 2429, § 1(8.402), 11-13-2000; Ord. No. 2654, § 1(8.402), 8-14-2006)

Sec. 50-578. Ownership.

The ownership of land upon which the off-street parking is provided is the same as the ownership of land upon which the principal use is located.

(Ord. No. 2429, § 1(8.403), 11-13-2000)

Sec. 50-579. Size of off-street parking space.

The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than nine feet by 20 feet plus adequate area for ingress and egress.

(Ord. No. 2429, § 1(8.404), 11-13-2000)

Sec. 50-580. Amount off-street parking and loading required.

Off-street parking and loading facilities shall be provided in all districts in accordance with the following schedule:

- (1) Dwelling: Two parking spaces for each separate dwelling unit within the structure.
- (2) Boardinghouse, roominghouse or hotel: One parking space for each two persons provided overnight accommodations.
- (3) Hospitals: One space for each four patient beds, exclusive of bassinets, plus one space for each staff or visiting doctor, plus one space for each three employees including nurses, plus adequate area for the parking of emergency vehicles.
- (4) Medical or dental clinics or offices: Four spaces per doctor plus one for each two employees.
- (5) Sanitariums, convalescent or nursing homes: One space for each six patients beds plus one space for each staff or visiting doctor plus one space for each four employees including nurses.
- (6) Community center, theater, auditorium, church sanctuary: One parking space for each five seats, based on maximum seating capacity.
- (7) Convention hall, lodge, club, library, museum, place of amusement or recreation: One parking space for each 50 square feet of floor area used for assembly or recreation in the building.
- (8) Office building: One parking space for each 300 square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building service area.
- (9) Commercial establishments not otherwise classified: One parking space for each 150 square feet of floor space in the building used for retail trade or used by the public, whichever is the greater.
- (10) Industrial establishments: Adequate area to park all employees and customers vehicles at all times and adequate space for loading and unloading and storing all vehicles used incidental to or as a part of the primary operation of the establishment.

For all uses not covered in subsections (1) through (10) of this section, the city planning and zoning commission shall make a determination of the parking demand to be created by the proposed use and the amount of parking thus determined is the off-street parking requirement for the permitted use.

(Ord. No. 2429, § 1(8.405), 11-13-2000)

Sec. 50-581. Off-street parking lots in residential districts.

When off-street parking lots for more than six vehicles are to be located within or adjacent to a residential district, the following provisions shall apply:

- (1) All sides of the lot abutting the residential district shall be enclosed with an opaque ornamental fence, wall or dense evergreen hedge having a height of not less than five nor more than six feet, unless all adjacent property owners agree at a public hearing held by the board of aldermen after each has been served a ten-day written notice of the meeting, that the fence is not required. The fence, wall or hedge shall be maintained in good condition.
- (2) No parking shall be permitted within a front yard setback line established ten feet back of the property line of interior and corner lots wherever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases no setback shall be required; however, that on any corner lot formed by two intersecting streets no parking shall be permitted and

no wall, fence, sign, structure or plant growth having a height in excess of three feet above the elevation of the crown of the adjacent roadway surface shall be maintained in a triangle formed by measuring a distance of 30 feet along the front and side lot lines, from their point of intersection and connecting the points to established to form a triangle on the area of the lot adjacent to the street intersection.

- (3) All yards shall be landscaped with grass, shrubs and evergreen ground cover and maintained in good condition the year-round.
- (4) Driveways used for ingress and egress shall be confined to and shall not exceed 25 feet in width, exclusive of curb returns.
- (5) All of the lot used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- (6) The intensity of light and arrangement of reflectors shall be such as not to interfere with residential district uses.
- (7) No sign of any kind shall be erected except information signs used to guide traffic and to state the conditions and terms of the use of the lot. Only non-intermittent incandescent lighting of signs shall be permitted.

(Ord. No. 2429, § 1(8.406), 11-13-2000)

Secs. 50-582—50-610. Reserved.

Sec. 50-58. Off-street parking for all R-A zones.

Off-street parking shall be provided in these districts in accordance with the following schedule and article II of this chapter:

- (1) Single-family dwelling: two parking spaces for each dwelling unit.
- (2) Garage apartments: two parking spaces for each dwelling unit.

(Ord. No. 2838, § 1(8.200-8), 1-9-2012; Ord. No. 3182, § 1, 4-27-2026)

Sec. 50-59. Parking and driveway; size, location and configurations.

- (a) Individual parking spaces, regardless of shape, shall provide a clear rectangular parking space of not less than nine feet in width and a length of not less than 20 feet (plus required accessibility space as required for disabled parking where applicable).
- (b) A parking space shall be provided at a location off public right-of-way and outside of the sight clearance triangle at right-of-way intersections as prescribed elsewhere in this Code.
- (c) Driveway locations and approach configurations shall be constructed in accordance with this Code.
- (d) Driveway ingress and egress shall be confined to and shall not exceed 25 feet in width, exclusive of curb.
- (e) Off-street driveway and parking areas shall be constructed and maintained with asphalt, concrete or other approved paving materials capable of supporting all vehicles used thereon, in all weather conditions, without emitting dust or mud onto an adjacent street or adjoining property during normal and customary use.

(Ord. No. 2838, § 1(8.200-8.1), 1-9-2012)

Sec. 50-225. Off-street parking.

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) Dwelling: two parking spaces for each dwelling unit.
- (2) Garage apartments: two parking spaces for each dwelling unit.
- (3) Guest rooms: one parking space for each lodging room.
- (4) Parking and driveway size, location and configurations:
 - a. Individual parking spaces, regardless of shape, shall provide a clear rectangular parking area of not less than nine feet in width and a length of not less than 20 feet (plus required accessibility space as required for disabled parking where applicable).
 - b. Parking space shall be provided at a location off public right-of-way and outside of the sight clearance triangle at right-of-way intersections as prescribed elsewhere in this Code.
 - c. Driveway widths, locations and approach configurations shall be constructed in accordance with this Code.
 - d. Driveway and parking areas shall be constructed and maintained with asphalt, concrete or other approved paving materials capable of supporting all vehicles used thereon, in all weather conditions, without emitting dust or mud onto an adjacent street or adjoining property during normal and customary use.

(Ord. No. 2429, § 1(8.201-6), 11-13-2000)

Sec. 50-249. Off-street parking.

- (a) *Generally.* Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:
 - (1) Dwelling: two parking spaces for each dwelling unit.
 - (2) Garage apartments: two parking spaces for each dwelling unit.
 - (3) Guest rooms: one parking space for each lodging room.
- (b) *Parking and driveway specifications.* Parking and driveway size, location and configurations shall be as follows:
 - (1) Individual parking spaces, regardless of shape, shall provide a clear rectangular parking space of not less than nine feet in width and a length of not less than 20 feet (plus required accessibility space as required for disabled parking where applicable).
 - (2) Parking space shall be provided at a location off public right-of-way and outside of the sight clearance triangle at right-of-way intersections as prescribed elsewhere in this Code.
 - (3) Driveway widths, locations and approach configurations shall be constructed in accordance with this Code.
 - (4) Off-street driveway and parking areas shall be constructed and maintained with asphalt, concrete or other approved paving materials capable of supporting all vehicles used thereon, in all weather conditions, without emitting dust or mud onto adjacent street or adjoining property during normal and customary use.

(Ord. No. 2429, § 1(8.202-6), 11-13-2000)

Sec. 50-281. Off-street parking.

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) All of the lot used for the parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- (2) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- (3) Driveways used for ingress and egress shall conform to standards and specifications established by the city set forth in the most recent edition of the American Public Works Association standards.

(Ord. No. 2429, § 1(8.203-5), 11-13-2000)

Sec. 50-315. Off-street parking.

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

-
- (1) All of the lot used for the parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
 - (2) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
 - (3) Driveways used for ingress and egress shall conform to standards and specifications set forth in the most recent edition of the American Public Works Association standards.

(Ord. No. 2429, § 1(8.204-5), 11-13-2000)

Sec. 50-367. Off-street parking.

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) All of the lot used for the parking of vehicles, for the storage and display of merchandise, and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by use of such feature. The provisions of this section shall not apply to the parking surface only on property which:
 - a. Has an area of 35 square acres or more;
 - b. Is located 3,960 feet or more from any property that is zoned for residential use;
 - c. Is located 1,250 feet or more from any property that is zoned for C-I local commercial or C-2 general commercial uses; and
 - d. Which mitigates the dust generated from the unsealed parking lot if such dust is deemed to be a public health or safety hazard, as determined by the city.
- (2) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- (3) Driveways used for ingress and egress shall conform to standards and specifications set forth in the most recent edition of the American Public Works Association standards.

(Ord. No. 2429, § 1(8.206-5), 11-13-2000; Ord. No. 3011, § 1, 6-8-2020)

Sec. 50-397. Off-street parking.

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) All of the lot used for the parking of vehicles, for the storage and display of merchandise, and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by use of such feature. The provisions of this section shall not apply to the parking surfaces only on property which:
 - a. Is 35 square acres or more;
 - b. Is located 3,960 feet or more from any property that is zoned for residential use;
 - c. Is located 1,250 feet or more from any property that is zoned for C-I local commercial or C-2 general commercial uses; and

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- d. Mitigates the dust generated from the unsealed parking lot if such dust is deemed to be a public health or safety hazard, as determined by the city.
 - (2) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
 - (3) Driveways used for ingress and egress shall conform to standards and specifications set forth in the most recent edition of the American Public Works Association standards.

(Ord. No. 2429, § 1(8.207-5), 11-13-2000; Ord. No. 3011, § 2, 6-8-2020)

Sec. 50-455. Off-street parking and loading.

- (a) The regulations dealing with off street parking and loading in section 50-581 are applicable, although, in the event of conflicting provisions, the more strict regulation shall apply. All off-street parking and loading areas shall be screened from abutting property zoned residential or used for residential purposes. Screening of all parking areas shall be accomplished by the placement of adequate earth berms or solid fences, constructed of wood or masonry (plain concrete block, cinder block, chain link are prohibited) and plantings or the provision and maintenance of solid plantings in the form of contiguous trees and shrubs.
- (b) Outside refuse areas shall be screened with solid fences constructed of wood or masonry (concrete or cinder block, chain link are prohibited) at a height sufficient to obstruct sight but not to exceed eight feet in height. Refuse areas may not be located in setback areas.
- (c) Any off-street parking area shall be graded for proper drainage and shall be surfaced so as to provide a durable and dustless surface, such as concrete or bituminous concrete surface and shall be arranged as to provide for orderly and safe parking and storage of vehicles.
- (d) For other uses that do not fit into one of the categories listed in determination of the appropriate parking space requirements shall be made by the planning and zoning commission.
- (e) Off-site parking spaces may be located on a lot other than that containing the principal use as a conditional use.
- (f) Damaged barriers such as fencing shall be maintained and required as necessary, to meet the requirements of this section.

(Ord. No. 2797, § 1(8.209-6), 10-12-2010)