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Subdivision I. Off-Street Parking

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**Sec. 74-140. Off-street parking, general requirements.**

- (a) Off-street parking facilities for one family and two family dwellings shall be located on the same lot or plot or ground as the building to be served. The location of off-street parking facilities for other uses shall not be more than 300 feet distance measured along the nearest pedestrian walkway, provided, however, that the zoning classification for such land is the same or less restrictive than the classification of the lot upon which the main use is located.
- (b) Such parking space to be used in conjunction with the principal use shall be reserved as such through an encumbrance of the title of the property to be designated as a required parking space, such encumbrance to be valid for the total period of the use or uses for which the parking is needed are in existence.
- (c) Such agreement or covenant shall be duly recorded in the office of the clerk and recorder and a certificate furnished the building inspector. Such parking space shall be surfaced with a minimum of four inches of concrete or similar all-weather surface and such entrances shall be similarly surfaced.

**Sec. 74-141. Off-street parking requirements, combined facilities.**

Parking requirements for two or more uses of the same or different type may be satisfied by the allocation of a con or collective parking facility. Such facility shall not be less than the same requirements for the individual uses computed separately.

**Sec. 74-142. Reduction in off-street parking and loading areas.**

Area reserved for off-street parking or loading in accordance with the provisions of this division

shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified except where equivalent off-street parking or loading space is provided.

**Sec. 74-143. Off-street parking requirements for individual uses established.**

Off-street automobile parking space shall be provided on any lot on which any of the following listed uses are hereafter established and in accordance with the schedule shown. When a use is increased in capacity by the addition of dwelling rooms, guest rooms, floor area or seats, the minimum off-street parking shall be provided for such increase.

Use	Parking Space Required
Single-family dwelling	2 spaces per dwelling unit
Two-family dwelling	2 spaces per dwelling unit
Multifamily dwellings and apartments 3 to 12 units	1.5 spaces per dwelling unit
More than 12 units	3 spaces for each 4 dwelling units when public transit is available
Hotels, transient	1 space for each guest bedroom plus one additional space for each 4 employees
Motels and tourist homes	1 space for each guest bedroom plus one additional space for resident manager
Boarding and lodging homes	1 space for each 3 bedhomes rooms plus one additional space for resident manager
Clinics	1 space for each 200 square feet of gross floor area
Clubs and lodges	1 space for each 8 members at time of construction or structural alterations
Hospitals	1 space for each 2 beds plus one space for each staff doctor, plus one space for each 2 employees including nurses
Nursing and convalescence homes and institutions	1 space for each 8 beds
Churches, temples, and other places of worship and mortuaries	1 space for each 5 seats in the main auditorium or 64 square feet where there are no seats
Theaters, auditorium, sport arenas and places of public assembly	1 space for each 5 seats
Skating rink, dance hall, exhibit hall, gym	Space equal to two times the gross floor area
Kennels and animal hospitals	Space equal to two times the enclosed area in such kennel
Bowling alleys	3 spaces per alley
Schools, public and private	Elementary: 2 spaces per classroom, laboratory or manual training shop. Junior high: 4 spaces per classroom, lab or manual training shop. Senior high: 6 spaces per classroom, lab or manual training shop. Colleges, universities, trade, industrial and business schools: 11 spaces per classroom, lab or other teaching room.

Business and professional offices	1 space for each 150 square feet of gross floor area
Restaurants, bars, night clubs	1 space for each 100 square feet of gross floor area devoted to patron use, plus one space for each 4 employees
Automobile repair shop	1 space per each 200 square feet of floor space
General business, commercial and personal service establishments but not including "supermarkets"	1 space per each 300 square feet of gross floor area
Supermarkets	1 space per each 100 square feet of gross floor area
Riding stables	Space equal to 50 percent of the covered area of such stable
Libraries and museums	Space equal to 50 percent of the floor area devoted to public use
Roadside stands	5 spaces for each such establishment
Commercial, manufacturing and industrial establishments not catering to retail trade	1 space for each 5 employees on the largest work shift plus 1 space for each company vehicle operating from the premises

**Sec. 74-144. Off-street parking requirements for individual uses not specifically listed.**

For uses not mentioned in this division, the requirements for off-street parking and loading facilities for a similar use specifically mentioned in this division shall apply.

**Secs. 74-145—74-149. Reserved.**

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**DIVISION 7. OFF-STREET LOADING REQUIREMENTS**

[Sec. 74-150. Off-street loading requirements.](#)

[Secs. 74-151—74-159. Reserved.](#)

**Sec. 74-150. Off-street loading requirements.**

- (a) Every hospital, institution, hotel, commercial or industrial building or use having a gross floor area in excess of 7,500 square feet of space and requiring the receipt or distribution by vehicle of material and merchandise shall have at least one permanently maintained off-street loading space 10 feet by 45 feet for each 7,500 square feet of gross floor area or fraction thereof and so located as not to hinder the free movement of pedestrians and vehicles over sidewalks, streets, and alleys.