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3 **ORDINANCE NO. 2019-04**

4 **AMENDMENT TO THE CODE OF THE CITY OF SEABROOK,**
5 **COMPREHENSIVE ZONING ORDINANCE, REPEALING IN ITS ENTIRETY**
6 **CURRENT PROVISIONS FOR OFF-STREET PARKING, LOADING, INGRESS**
7 **AND EGRESS, AND PROVIDING FOR A NEW TITLE**

8
9 **AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK,**
10 **APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 5, “OFF-STREET**
11 **PARKING, LOADING, INGRESS AND EGRESS; AND LANDSCAPING AND**
12 **SAFETY REQUIREMENTS” TO REPLACE IN ITS ENTIRETY AND PROVIDE**
13 **NEW COMPREHENSIVE REQUIREMENTS UNDER A REVISED TITLE “OFF-**
14 **STREET PARKING, LOADING, INGRESS AND EGRESS”; PROVIDING A**
15 **PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF**
16 **ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING**
17 **ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN**
18 **CONFLICT HEREWITH; AND PROVIDING FOR NOTICE AND**
19 **SEVERABILITY.**

20
21
22 **WHEREAS**, the City Council of the City of Seabrook is continually reviewing
23 the provisions of the City Code of Ordinances (“Code”) relating to land use and other
24 circumstances which generally impact the health, safety and well-being of residents,
25 citizens and inhabitants; and

26
27 **WHEREAS**, a review of the current provisions for off-street parking, loading,
28 ingress and egress, landscaping and safety indicate a current need for complete update by
29 repealing the current provisions and replacing Article 5 to provide for parking
30 requirements, (deleting landscaping for inclusion in another Article), for each land use
31 activity within the City to provide for uniform growth, safety and protection of the
32 residents; and

33
34 **WHEREAS**, the Planning and Zoning Commission of the City of Seabrook has
35 conducted a public hearing, received input from staff and is of the opinion and has issued
36 its final report that the amendments hereto are recommended for the public safety, health
37 and welfare and for protection of the residents; and

38
39 **WHEREAS**, the City Council and the Planning and Zoning Commission of the
40 City of Seabrook have studied the present provisions of the Code of Ordinances of the
41 City of Seabrook and have determined after complete review to update and revise the
42 current Code provisions relative to off-street parking, loading, ingress/egress, landscaping
43 and related safety requirements, by deleting the current provisions in its entirety and
44 replacing with the provisions contained herein; and

46 **WHEREAS**, all public notices have been posted, published and all required
47 hearings on this matter have been held in accordance with the Comprehensive Zoning
48 Ordinance and law;

49
50 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
51 **THE CITY OF SEABROOK, STATE OF TEXAS:**

52
53 **SECTION 1. FINDINGS OF FACT.**

54
55 That the facts and matters set forth in the preamble of this Ordinance are hereby
56 found to be true and correct and adopted as fact.

57
58 **SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE,**
59 **APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 5, “OFF-STREET**
60 **PARKING, LOADING, INGRESS AND EGRESS; AND LANDSCAPING AND**
61 **SAFETY REQUIREMENTS” IS HEREBY REPEALED IN ITS ENTIRETY AND**
62 **REPLACED UNDER A NEW TITLE, “OFF-STREET PARKING, LOADING,**
63 **INGRESS AND EGRESS”**

64
65 The Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 5, “Off-
66 Street Parking, Loading, Ingress and Egress; and Landscaping and Safety Requirements”
67 is repealed and replace under a new title, “Off-Street Parking, Loading, Ingress and
68 Egress” as specifically provided hereafter:

69
70 **ARTICLE 5. - OFF-STREET PARKING, LOADING, INGRESS AND EGRESS**

71 **Sec. 5.01. - Off-street parking requirements.**

72 *5.01.01. Purpose:* The purpose of this section of the ordinance is to regulate required
73 and auxiliary off-street parking facilities. These regulations are designed to provide for
74 the needs of each land use activity within the City of Seabrook.

75 *5.01.02. Applicability:* These regulations shall be applied in any of the following
76 circumstances:

77 A. Any building, improvement, or use of land approved or erected, after the
78 effective date of this ordinance, shall include the necessary off-street parking
79 spaces that this section of the ordinance requires.

80 B. Whenever any building, improvement, or use of land is proposed to be changed
81 (whether or not the existing use is conforming), the provisions of this section of
82 the ordinance shall be met before such change is approved.

83 *5.01.03. Minimum number of off-street spaces required:* All land use activities in
84 Seabrook shall be governed by the off-street parking requirements as described in table 5-
85 C later in this article. All fractional parking space calculations shall be counted as a full
86 space.

87 *5.01.04. Mixed Use Parking:* The parking requirements for a lot or building
88 containing a mixture of uses shall be the sum of the requirements for each type of use. No
89 parking space provided for one type of use or building shall be included in the calculation
90 of the parking requirements for any other use or building.

91 *5.01.05. Shared parking:* Where an increase in the number of off-street parking
92 spaces is required, the additional required spaces may be located on another property that
93 is located on the site of a use not normally open and used or operated during the same
94 hours, provided, that the following conditions are satisfied:

- 95 A. The parking spaces are located within five-hundred feet from an entrance to the
96 building or use being served, measured along the shortest available pedestrian
97 route with public access.
- 98 B. A written agreement assuring the joint usages of the shared parking spaces shall
99 be drawn and executed by all parties concerned providing the required number
100 of additional parking space during the hours of use, and shall be approved as to
101 form by the city attorney.
- 102 C. The city council may rescind such approval and require additional spaces if the
103 city council finds that such shared parking is inadequate or is resulting in a
104 public nuisance adversely affecting the public health, safety, or welfare.
- 105 D. All off-site shared parking shall also be required to be in conformance with all
106 provisions found in subsection 5.01.06., entitled "Proximity."

107

108 *5.01.06. Proximity:* An off-street parking lot shall be located on the same side of a
109 major thoroughfare as a pedestrian entrance for its associated land use. It shall be located
110 in a district with the same zoning classification for which it is intended to serve. It may
111 not be located on a site that is zoned for residential use. "Major thoroughfares" include
112 but are not limited to NASA Road 1, State Highway 146 and Red Bluff Road. Off-street
113 or offsite parking shall not be permitted as a qualifying component of the parking
114 requirement for a site not adjacent to the parking site and no off street parking facility
115 shall be permitted or allowed if such a use requires or encourages crossing of a major
116 thoroughfare on foot by those who would patronize a use located across a major
117 thoroughfare from the off street parking lot in question, unless a special events permit has
118 been applied for and issued for the date and time the pedestrian crossing is occurring or is
119 to occur, and unless said special event and its promoters provide adequate peace officers
120 as traffic control officials pursuant to the special events permit and regulations.

121 *5.01.07. Off-street parking dimensions:* Parking spaces shall be designed and
122 constructed on the basis of the following standards:

- 123 A. *Ninety-degree angle parking:* Each parking space shall be not less than nine feet
124 wide or less than 19 feet in length. Maneuvering space is additional to the
125 parking space and shall be no less than 24 feet perpendicular to the building or
126 parking line.
- 127 B. *Sixty-degree angle parking:* Each parking space shall be not less than nine feet
128 wide or less than 19 feet in length. Maneuvering space is additional to the

129 parking space and shall be no less than 20 feet perpendicular to the building or
130 parking line.

131 C. *Forty-five-degree angle parking*: Each parking space shall be not less than nine
132 feet wide or less than 16 feet in length. Maneuvering space is additional to the
133 parking space and shall be no less than 20 feet perpendicular to the building or
134 parking line.

135 *5.01.08. Parking area standards*:

136 A. *Surface and drainage*: All parking spaces residential or non-residential, aisles
137 and maneuvering areas shall be constructed of an all-weather surface composed
138 of concrete, asphalt, brick or paving stone. Such paving shall meet the minimum
139 construction standards contained in the Seabrook Building Code. Such all-
140 weather surface shall be provided for all parking spaces, whether enclosed or
141 unenclosed, and shall be connected by an all-weather surface driveway to a
142 street or alley. Rock, gravel and dirt parking surfaces are prohibited.

143 Exception: Commercial-Use parking lots within the (OS) Old Seabrook Zoning
144 District may be constructed with a parking surface material composed of
145 crushed decomposed granite.

146 B. *Curbs, wheel stops and islands*: Parking spaces abutting on adjoining property
147 lines or street right-of-way lines shall be provided with wheel guards or bumper
148 guards so located that no part of a normally parked vehicle will extend beyond
149 the property line.

150 C. *Maintenance*: All parking areas shall be continually maintained in a satisfactory
151 condition so as to be safe and attractive and free of any hazard, nuisance, or
152 other unsafe condition.

153 D. *Lighting*: To prevent nuisance situations, all parking area lighting shall be
154 designed and operated so as not to reflect or shine on adjacent properties.

155 E. *Wooden poles*: Site lighting for a non-residential use shall not be constructed of
156 wood.

157 F. *Parking space identification marking*: Except for single-family, two-family
158 residential uses and commercial parking lots constructed of decomposed
159 crushed granite within a (OS) Old Seabrook Zoning District, parking spaces
160 shall be permanently and clearly identified by stripes, tiles, curbs, barriers, or
161 other approved methods. Impermanent marking, such as paint, shall be regularly
162 maintained. If any space identification markings become worn or otherwise
163 dysfunctional, it is the responsibility of the property owner to replace or repair
164 the identifiers within 30 days of notification of same by the code enforcement
165 officer.

166 G. *Headlight beam barriers*: Whenever a parking lot is located across the street
167 from or adjacent to residentially used property (whether or not residences have
168 been built at the time the parking lot is constructed), a permanent natural or
169 artificial solid barrier of not less than three feet and not more than four feet

170 above the finished grade of the off-street parking area shall be erected and
171 maintained so as to provide a headlight screen for the residential district.

172 *5.01.09. Parking lot design:*

173 A. *Lighting:* All off-street parking areas for land uses permitted in districts other
174 than R-LD, R-1, and R-2, and which are used after dark, shall be illuminated.
175 Such illumination shall begin at sunset, and continue, at a minimum throughout
176 the hours of operation.

177 B. *Accessibility:* All parking spaces shall be accessible at all times from a street,
178 aisle, or driveway intended to serve such off-street parking.

179 C. Except for single-family dwelling units and commercial use off-street parking
180 lots within the (OS) Old Seabrook Zoning District, parking spaces shall be
181 arranged so that vehicles shall not be required to back out of the parking spaces
182 directly into a street.

183 Commercial use off-street parking lots within the (OS) Old Seabrook Zoning
184 District may be arranged to allow for vehicles to back out of the parking spaces
185 directly into a street. No parking space shall be constructed within three (3) feet
186 of a city right-of-way without expressed consent of City Council.

187 *5.01.10. Requirements for off-street physically handicapped parking:* Spaces for the
188 handicapped and physically impaired shall be provided in accordance with federal and
189 state law.

190 *5.01.11. Requirements for parking/storage of boats, campers and other towed or*
191 *driven vehicles:* No towed vehicles, including trailers, mobile homes, boat trailers, boats,
192 boat rigging or carts and some motor-driven vehicles, including motor homes,
193 recreational vehicles or campers, shall be parked, stored or left standing in streets, public
194 rights-of-way or on lawns between the actual front line of any structure and the street (or
195 in the case of a corner lot, between the side construction line of any structure and the
196 street). Nothing herein shall prohibit parking on an existing paved or unpaved driveway.

197 *5.01.12. Adjustments:* For a use or a site subject to approval by the planning and
198 zoning commission as a planned unit development, a conditional use or as auxiliary
199 parking, the minimum requirements of this section may be adjusted in order to improve
200 the safety, usability, efficiency, attractiveness, and protection to adjoining land uses.

201 (Ord. No. 94-14, § 1, 6-21-1994; Ord. No. 95-22, art. 2, 10-17-1995; Ord. No. 98-21, § 2,
202 11-3-1998; Ord. No. 2002-06, § 2, 5-21-2002)

203 Sec. 5.02. - Off-street loading and storage requirements.

204 *5.02.01. Purpose:* The purpose of this section of the ordinance is to require the
205 allocation of sufficient off-street/on-site loading facilities and storage space by business
206 and industry to ensure that the loading and unloading of vehicles will not interfere with
207 traffic flow or block roadways and/or fire lanes.

208 *5.02.02. Application:*

209 A. All retail, commercial, and industrial structures, or portions of such structures,
210 shall provide and maintain off-street facilities for the loading and unloading of
211 merchandise and goods within the building or outside the building on the
212 premises.

213 Exception: Commercial uses within a (OS) Old Seabrook Zoning District are
214 exempt from the requirements of Section 5.02.02 A.

215 B. Where such loading space is adjacent to a residential district, the space shall be
216 enclosed and screened from such district on three sides.

217 C. Loading spaces shall have a minimum dimension of 12 feet by 30 feet, and shall
218 not interfere with public right-of-way or emergency vehicle operations.

219 5.02.03. *Number of off-street loading spaces or berths required:* Off-street loading
220 shall be in conformance with the standards in tables 5-A and 5-B.

221 5.02.04. *Location:* All off-street loading spaces shall be located at the rear of the
222 building. No loading space may be in a designated fire lane.

223 5.02.05. *Surface and drainage:* All surface areas upon which vehicles and trucks are
224 parked during unloading operations shall consist of a paved surface, i.e., concrete,
225 HMAC, brick, paving stone, approved by the city building official. In addition, all
226 loading areas shall allow for sufficient drainage.

227 TABLE 5-A

228 REQUIRED OFF-STREET LOADING SPACES FOR RETAIL, COMMERCIAL, AND
229 INDUSTRIAL LAND USES

<i>Square feet of gross floor area</i>	<i>Minimum required spaces or berths</i>
0 to 10,000	None
10,001 to 50,000	1
50,001 to 100,000	2
100,001 to 200,000	3
Each additional 100,000	1 additional

230

231 TABLE 5-B

232 REQUIRED OFF-STREET LOADING SPACES FOR HOTELS, OFFICE BUILDINGS,
233 RESTAURANTS, AND SIMILAR ESTABLISHMENTS

<i>Square feet of gross floor area</i>	<i>Minimum required spaces or berths</i>
0 to 20,000	None
20,001 to 75,000	1
75,001 to 150,000	2
150,001 to 300,000	3
300,001 to 500,000	4
500,001 to 1,000,000	5
Each additional 100,000	1 additional

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235 *5.02.06. Parking space identification marking:* Parking spaces shall be permanently
 236 and clearly identified by stripes, tiles, curbs, barriers, or other approved methods.
 237 Impermanent marking, such as paint, shall be regularly maintained. If any space
 238 identification markings become worn or otherwise dysfunctional, it is the responsibility
 239 of the property owner to replace or repair the identifiers within 30 days of notification of
 240 same by the code enforcement officer.

241 *5.02.07 Maintenance:* All off-street loading areas shall be continually maintained in a
 242 satisfactory condition so as to be safe and attractive and free of any hazard, nuisance, or
 243 other unsafe condition.

244 *5.02.08 Adjustments:* For a use or a site subject to review by the planning and zoning
 245 commission either as a planned unit development or as a conditional use, the minimum
 246 requirements of this section may be adjusted in order to improve the safety, efficiency,
 247 usability, attractiveness, and protection to adjoining land uses.

248 Sec. 5.03. - Ingress and egress requirements for parking lots.

249 *5.03.01. Entrance and exit widths:*

250 A. *One-way entrances and exits:* Drives shall be a minimum of 12 feet wide and no
 251 greater than 25 feet wide at the property line.

252 B. *Two-way entrances and exits:* Drives shall be a minimum of 25 feet wide and no
 253 greater than 45 feet wide at the property line.

254 C. *Curb return radii:* Curb return radii shall be designed and constructed in
 255 accordance with the specifications provided by the Seabrook city engineer. Said

256 specifications are incorporated as part of this ordinance by this reference to
 257 them.

258 5.03.02. *Public safety:* The city engineer is empowered to regulate the number and
 259 location of ingress and egress points on a site in order to ensure public safety.

260 5.03.03. *Relationship to intersections:* The minimum location of entrances and exits
 261 to parking lots shall not be less than 20 feet from an intersection so as to minimize traffic
 262 interference. Distance shall be measured from curb cut to curb cut.

263 5.03.04. *Adjustments:* For a use or a site subject to approval by the planning and
 264 zoning commission either as a planned unit development or as a conditional use, the
 265 minimum requirements of this section may be adjusted in order to improve the safety,
 266 efficiency, usability, attractiveness, and protection to adjoining land uses.

Sec. 5.04 Comprehensive parking regulation matrix.

TABLE 5-C
 REQUIRED PARKING SPACES BY LAND USE CATEGORY

Land Use Activity	Required Parking
<i>Residential Uses</i>	
Apartments	1.33 spaces/each 1-bdrm. unit, 1.66 spaces/each 2-bdrm. unit, and 2 spaces/each 3-bdrm. unit; If the above calculation results in a ratio of fewer than 1.66 spaces for each living unit, then the parking requirement shall be increased to provide no fewer than 1.66 parking spaces for each living unit.
Assisted Living Facilities	1 off-street space per every 5 units.
Cluster housing	2 off-street spaces per unit.
Condominium	1.33 spaces/each 1-bdrm. unit, 1.66 spaces/each 2-bdrm. unit, and 2 spaces/each 3-bdrm. unit; If the above calculation results in a ratio of fewer than 1.66 spaces for each living unit, then the parking requirement shall be increased to provide no fewer than 1.66 parking spaces for each living unit.
Duplex	2 off-street spaces per unit.
Group homes	1 off-street space per every 5 units.
Manufactured home / manufactured home park	2 off-street spaces per unit.
Single-family detached residence	2 off-street spaces per unit.
Townhouse	2 off-street spaces per unit.
Zero lot line homes	2 off-street spaces per unit.
<i>Non-Residential Uses</i>	
Accessory building/uses (all uses must be allowed per the zone)	None required.

Alterations, clothing	1 space per 300 square feet of gross floor area.
Ambulance service	1 space per 300 square feet of gross floor area.
Animal training schools	1 space per 300 square feet of gross floor area.
Appliance dealers / rental	1 space per 300 square feet of gross floor area.
Auction house	1 space per 300 square feet of gross floor area.
Auto body repair / painting	1 space per 300 sq. ft. of gross office area + 4 spaces per each service bay + 1 space/each 2,000 sq. ft. of outdoor service area.
Auto dealers	1 space/300 sq. ft. of gross office space + 1 space/600 sq. ft. of gross parts/service space + 1 space/each 2,000 sq. ft. of outdoor display area.
Auto repair/detailing	1 space per 300 square feet of gross floor area.
Auto rental & leasing	1 space per 300 square feet of gross floor area.
Auto wrecker service	1 space per 300 square feet of gross floor area.
Bakers, wholesale	1 space per 300 square feet of gross floor area.
Banks or financial services	1 space per 400 square feet of gross area + 4 stacking spaces per teller lane.
Banquet hall	1 space per 75 square feet of net floor area.
Barbers / beauty salons /day spa	1 space per 300 square feet of gross floor area.
Bars	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Bed & breakfast	1 space per bedroom.
Bingo parlor	1 space per every 4 seats.
Boat engine repair & service	1 space/300 sq. ft. of gross office space + 1 space/600 sq. ft. of gross parts/service space + 1 space/each 2,000 sq. ft. of outdoor service area.
Boat hull repair & construction	1 space/300 sq. ft. of gross office space + 1 space/600 sq. ft. of gross parts/service space + 1 space/each 2,000 sq. ft. of outdoor display area.
Boat rental	1 space/300 sq. ft. of gross office space + 1 space/each 2,000 sq. ft. of outdoor display area.
Boat sales	1 space/300 sq. ft. of gross office space + 1 space/600 sq. ft. of gross parts/service space + 1 space/each 2,000 sq. ft. of outdoor display area.
Bowling alleys	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Cabinet makers & millwork shops	1 space per 400 square feet of gross floor area.
Candy & confection, wholesale	1 space per 300 square feet of gross floor area.
Caterers	1 space per 300 square feet of gross floor area.
Cellular communications tower	1 service parking space.
Cemetery or mausoleum	None required.
Charter boat-service	1 space per 300 square feet of gross floor area.
Child day care center	1 space per 300 square feet of gross floor area + 1 space for every two employees.
Child day care family home	2 spaces

Church / place of worship	1 space for each 4 seats in the primary auditorium or 1 space per each 100 sq. ft. of gross floor area, whichever is more stringent.
Cigar lounge	1 space per 200 square feet of net floor area.
Cigar & tobacco shop	1 space per 300 square feet of gross floor area.
Civic club	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Commercial automobile parking lot / garage	N/A
Computer sales & service	1 space per 300 square feet of gross floor area.
Contractors (with outside storage)	1 space per 300 square feet of gross floor area.
Contractors (without outside storage)	1 space per 300 square feet of gross floor area.
Convenience stores (without fuel pumps)	1 space per 200 square feet of gross floor area.
Copy & duplicating services	1 space per 300 square feet of gross floor area.
Dancehalls	1 space per 100 square feet of gross floor area.
Dance instruction	1 space per 300 square feet of gross floor area.
Delivery services	1 space per 300 square feet of gross floor area.
Dinner theatre	1 space per 100 square feet of dining/bar area.
Domestic animal training schools	1 space per 300 square feet of gross floor area.
Dry cleaners (pickup only)	1 space per 300 square feet of gross floor area.
Electrical equipment & supplies, wholesale	1 space per 300 square feet of gross floor area.
Electronics manufacturer	1 space/2 employees on largest shift + 1 space/company vehicle & local driver or 1 space/800 sq. ft. of gross floor space, whichever is greater.
Exterminators & pest control	1 space per 300 square feet of gross floor area.
Farm	N/A
Fish & seafood, retail	1 space per 300 square feet of gross floor area.
Fish & seafood, wholesale	1 space per 300 square feet of gross floor area.
Fraternal organizations	1 space per 300 square feet of gross floor area.
Funeral home / mortuary	1 space per 200 square feet of gross floor area.
Game rooms & billiard parlors	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Gasoline service stations / convenience stores	1 space per 200 square feet of gross floor area + 3 spaces per bay + 2 stacking spaces per pump.
Glass sales, tinting & replacement	1 space per 300 square feet of gross floor area.
Golf course/country club	Determined to the satisfaction of the planning & zoning commission.
Greenhouse	1 space per 300 square feet of gross floor area.
Gunsmiths	1 space per 300 square feet of gross floor area.
Health club	1 space per 100 square feet of gross floor area.
Heavy machinery sales/rental	1 space per 300 square feet of gross floor area.
High rise (all uses within must be allowed per the zone)	As per individual included uses found within this matrix.
Hospice	1 space per bed.

Hospital	1 space per bed.
Hotels & motels (with full service restaurant)	1 space per dwelling unit + spaces as per additional commercial space as required by this matrix.
Janitorial services & supplies	1 space per 300 square feet of gross floor area.
Kennel, outdoor	1 space per 300 square feet of gross floor area.
Laundry, self-service	1 space per 300 square feet of gross floor area or 1.5 spaces per washer, whichever is more stringent
Limousine service	1 space per 300 square feet of gross floor area.
Machine shops & welding	1 space per 300 square feet of gross floor area.
Mailbox rentals	1 space per 300 square feet of gross floor area.
Mailing service , bulk	1 space per 200 square feet of gross floor area.
Manufacturing	1 space per 5,000 square feet of gross floor area or space for every employee, whichever is greater.
Marina	1 space for every four slips.
Medical emergency clinics (w/ambulance)	1 space per 300 square feet of gross floor area.
Medical equipment and supplies	1 space per 300 square feet of gross floor area.
Medical laboratories	1 space per 300 square feet of gross floor area.
Monastery or convent	1 space for each two residents.
Motion picture theatre	1 space for each three seats.
Motorcycle sales & repair	1 space per 300 square feet of gross floor area.
Museums	1 space per 300 square feet of gross floor area.
Nurseries	1 space per 300 square feet of gross office area, plus one off-street space per 1500 square feet of other gross sales area.
Nursing homes	1 space for every ten beds.
Office, professional	1 space per 300 square feet of gross floor area.
Open air market (all uses must be allowed per the zone)	1 space per 300 square feet of net covered area (each booth shall be charged with no less than 100 square feet under cover) + 1 space per 800 square feet of outside display area.
Pawnbrokers	1 space per 300 square feet of gross floor area.
Personal care home (assisted living)	1 space per 300 square feet of gross floor area.
Pet shops (Indoor kennels only)	1 space per 300 square feet of gross floor area.
Printers	1 space per 300 square feet of gross floor area.
Private clubs (as per TABC)	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Private schools	To be determined by the Planning and Zoning Commission.
Public use (governmental)	N/A
Pumps, industrial sales and service	1 space per 300 square feet of gross office area + 4 spaces per each service bay or one off-street space per 1,000 square feet of other gross floor area.
Quick lube/oil change	1 space per 300 square feet of gross office area, plus 1 space per bay, plus two stacking spaces per bay.
Recreational vehicle park	1 space per 300 square feet of gross office area, plus 1 space per RV

	site.
Recreational vehicle sales, rental & repair	1 space per 300 square feet of gross office area + 4 spaces per each service bay or one off-street space per 600 square feet of other gross floor area
Recycling center	1 space per 300 square feet of gross floor area.
Rental service store (no heavy equipment)	1 space per 300 square feet of gross floor area.
Rental, trucks & heavy equipment	1 space per 300 square feet of gross floor area.
Restaurant equipment & supplies	1 space per 300 square feet of gross floor area.
Restaurants	1 space per 100 square feet of customer area + 4 stacking spaces per drive-up window + 1 space per every 2 employees on largest shift.
Retail, heavy	1 space per 200 square feet of gross floor area.
Retail, light	1 space per 300 square feet of gross floor area.
Sailmakers	1 space per 300 square feet of gross floor area.
Sexually oriented business	1 space per 100 square feet of restaurant/bar area + 1 space per 200 square feet of other gross floor area.
Shipyards	1 space per every four slips + 1 space per each 1,000 square feet of gross floor/display area.
Signs, manufacturing	1 space per 300 square feet of gross floor area.
Skating rinks	1 space per 200 square feet of gross floor area.
Small engine repair	1 space per 300 square feet of gross floor area.
Smoke & head shop	1 space per 300 square feet of gross floor area.
Sports and recreational arenas	1 space per each 2 permanent seats. This is a standard parking requirement standard, which may be adjusted depending on the specific conditional use permit request.
Stables	1 space for every four stalls.
Storage, auto; inside	1 space per 300 square feet of gross office floor area.
Storage, auto; outside	1 space per 300 square feet of gross office floor area.
Storage, boat; inside	1 space per 300 square feet of gross office floor area.
Storage, boat; outside	1 space per 300 square feet of gross office floor area.
Swimming pool & spa sales & supplies	1 space per 300 square feet of gross floor area.
Tattoo Parlor	1 space per 300 square feet of gross floor area.
Tele-video production	1 space per 300 square feet of gross floor area.
Theatre	1 space for every three seats.
Tire dealers and service	1 space per 300 square feet of gross office floor area, plus 3 spaces per bay.
Trucking company	1 space/2 employees on largest shift + 1 space/local driver & co. vehicle or one space/800 square feet of gross floor space, whichever is greater.
Upholstery shop	1 space per 200 square feet of gross office floor area.
Veterinarians & animal hospitals (no outside kennels)	1 space per 300 square feet of gross floor area.
Veterinarians (with outside kennels)	1 space per 300 square feet of gross floor area.

Warehouse	1 space/2 employees on largest shift, plus 1 space/local driver & co. vehicle, plus one space/20,000 square feet of gross warehouse floor space.
Warehouses, offices & mini	1 space per 300 square feet of gross office floor area.
Woodwork shops	1 space per 200 square feet of gross office floor area.
Yacht/sailing club	1 space for every four slips.

267

268 (Ord. No. 94-02, § 4, 2-1-1994; Ord. No. 2002-09, § 1, 6-18-2002; Ord. No. 2012-01, §
 269 3(Att. B), 1-17-2012; Ord. No. 2012-14, § 3(Att. B), 9-4-2012; Ord. No. 2012-15, §
 270 3(Att. B), 9-4-2012)

271 **SECTION 3. INCORPORATION INTO THE CODE, PENALTY**
 272 **CLAUSE.**

273

274 This Ordinance is hereby incorporated and made a part of the Code of the City of
 275 Seabrook. Violation of this Ordinance is subject to the penalty section of said Code of
 276 Ordinances, Section 1-15 “General penalty; continuing violations” which provides that
 277 any person who shall violate any provision of this Ordinance shall be deemed guilty of a
 278 misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00.
 279 Each day of violation shall constitute a separate offense.

280

281 **SECTION 4. REPEAL OF CONFLICTING ORDINANCES.**

282

283 All ordinances or parts of ordinances in conflict or inconsistent with this
 284 Ordinance are hereby expressly repealed.

285

286 **SECTION 5. SEVERABILITY.**

287

288 In the event any clause phrase, provision, sentence, or part of this Ordinance or
 289 the application of the same to any person or circumstances shall for any reason be
 290 adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not
 291 affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof
 292 other than the part declared to be invalid or unconstitutional; and the City Council of the
 293 City of Seabrook, Texas, declares that it would have passed each and every part of the
 294 same notwithstanding the omission of any such part thus declared to be invalid or
 295 unconstitutional, whether there be one or more parts.

296

297 **SECTION 6. NOTICE.**

298

299 The City Secretary shall give notice of the enactment of this Ordinance by
 300 promptly publishing it or its descriptive caption and penalty after final passage in the
 301 official newspaper of the City; the Ordinance to take effect upon publication.

302

303

304 **PASSED AND APPROVED** on first reading with a quorum present, by an affirmative
305 vote of a majority of Councilmembers present, in accordance with Seabrook City Charter
306 Section 2.10 on this 15th day of January, 2019.

307
308 **PASSED, APPROVED, AND ADOPTED** on final reading with a quorum present, by
309 an affirmative vote of a majority of Councilmembers present, in accordance with
310 Seabrook City Charter Section 2.10 on this 5th day of February, 2019.

311

312

313

314

315

316

Thomas G. Kolupski
Mayor

317 ATTEST:

318

319

Robin Hicks, TRMC
City Secretary

322

323

324 APPROVED AS TO FORM:

325

326

Steve L. Weathered
City Attorney

329

330