

ORDINANCE NO. 24-\_\_\_\_\_

AN ORDINANCE PERTAINING TO PLANNING AND ZONING AMENDING SECTION 18-8-1-805, DIVISION 18-8-1, ARTICLE 18-8, CHAPTER 18, LAWTON CITY CODE, 2015, BY DESIGNATING THE NUMBER OF REQUIRED PARKING SPACES FOR STADIUMS, SPORTS FIELDS AND ARENAS, PROVIDING FOR SEVERABILITY, ALLOWING FLOOR AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED by the Council of the City of Lawton, Oklahoma, that:

SECTION 1. Section 18-8-1-805 is hereby amended to read as follows:

**18-8-1-805 Amount of spaces required.**

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Public and Civic Uses	
Auditorium	1 per 4 seats based on maximum seating capacity
Community Center	1 per 300 sf GFA
Hospital	1 per bed, excluding bassinets, plus 1 for 250 sf GFA of emergency and outpatient care areas
Medical/Dental Office or Clinic	First 8,000 sf GFA - 1 per 200 sf 8,001—12,000 sf GFA - 1 per 250 sf 12,001—48,000 sf GFA - 1 per 300 sf Over 48,000 sf GFA - 1 per 350 sf
Library or Museum	1 per 1,000 sf of floor area excluding storage area
Place of Worship	1 per 50 sf GFA of the sanctuary or 1 per 4 seats, whichever is greater
Schools, public or private	
Elementary	3 per classroom <sup>1</sup>
Middle	4 per classroom <sup>1</sup>
High	8 per classroom <sup>1</sup>
Theater (live performances)	1 per 4 seats based on maximum seating capacity
Commercial Uses	
Automotive garage	3 per bay <sup>2</sup>
Bar, tavern, or nightclub	1 per 100 sf GFA including outdoor seating <sup>3</sup>
Barber shop or beauty shop	2 per work station
Business college or trade school	1 per 40 sf of classroom area or 1 per 3 seats, whichever is greater
Car dealership, new and used	3 per 1,000 sf of showroom/indoor sales/ office areas; and 1 per 5,000 sf outdoor sales area; and 1 per 500 sf of service and shop area <sup>2</sup>
Car wash	1 per 2 employees plus queuing
Clubhouse, lodge, convention hall	1 per 200 sf GFA
Commercial, retail and service establishments not otherwise classified and to include commercial developments/ shopping centers <sup>4</sup>	First 20,000 sf of gross building area - 1 per 250 sf From 20,001 to 50,000 sf of gross building area-1 per 300 sf Over 50,000 sf of gross building area-1 per 350 sf

Day care center	1 per 500 sf GFA <sup>5</sup>
Farm equipment and supply store	First 50,000 sf GFA - 1 per 300 sf Over 50,000 sf GFA - 1 per 350 sf
Funeral home	1 per 4 seats of chapel or 1 per 300 sf GFA, whichever is greater
Furniture store	1 per 600 sf GFA
Hotel/motel	1.1 per guest room plus required parking for other uses within or associated with the hotel; required parking for the additional uses will be reduced by 25%
Miniwarehouses	1 per 200 sf of office area with a minimum of 2 spaces
Office building	First 20,000 sf GFA - 1 per 300 sf From 20,001 to 50,000 sf GFA - 1 per 325 sf Greater than 50,000 sf GFA - 1 per 350 sf
Places of Amusement or Recreation:	
Arcade	1 per 200 sf GFA
Billiards parlor or pool hall	1 per 200 sf GFA
Bingo hall	1 per 100 sf of GFA
Bowling alley	4 per lane
Clubhouse associated with recreation use, in addition to required spaces for the recreation use	1 per 250 sf GFA
Driving range	1 per 2 driving stations
Game courts-tennis, squash, racquetball, handball	4 per court
Golf course	5 per green
Health club/fitness center	1 per 250 sf GFA
Miniature golf	6 per 9 holes
Recreation center, indoor, multi-use	First 20,000 sf GFA - 1 per 200 sf Greater than 20,000 sf GFA - 1 per 300 sf
Skating rink	1 per 300 sf GFA
Stadiums, Sports fields and Arenas, <u>with fixed seating</u>	1 per 4 patrons based on maximum <del>occupancy</del> <u>seating capacity or the number of required parking spaces required for Stadiums, Sports fields and Arenas, without fixed seating, whichever is greater</u>
Stadiums, Sports fields and Arenas, <u>without fixed seating</u>	<u>1.3 per player of sport participants per field (Examples: Football/soccer 11 players per team equals 22 players per field or 29 required parking spaces per football/soccer field; Baseball/softball 9 players per team equals 18 players per field or 23 required parking spaces per baseball/softball field)</u>
Swimming center	1 per 150 sf of pool area
Professional studio	1 per 250 sf GFA
Restaurants:	
Drive-in, walk-up, and drive-thru only with no indoor seating	1 per 400 sf GFA with a minimum of 2 spaces, plus 1 per 100 sf of outdoor seating area, if provided
Fast food and sit down dining	1 per 100 sf GFA, plus 1 per 100 sf of outdoor seating area, if provided
Theater, movie	1 per 4 seats based on maximum seating capacity
Industrial Uses	
Manufacturing	First 20,000 sf GFA - 1 per 500 sf Greater than 20,000 sf GFA - 1 per 1,000 sf

Warehousing	First 20,000 sf GFA - 1 per 1,500 sf Greater than 20,000 sf GFA - 1 per 5,000 sf
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sf = square feet; GFA = gross floor area

- <sup>1</sup> If buses for transportation of students are kept at the school, one off-street parking space shall be provided for each bus.
  - <sup>2</sup> Bay shall not count as parking space.
  - <sup>3</sup> This provision shall not affect the parking requirements for existing bars, taverns, and nightclubs unless such uses fall under the provisions specified in Subsections I and J of Section 18-802 of this code.
  - <sup>4</sup> Multiple-use commercial centers with a total square footage of building area in excess of 50,000 square feet may use the Commercial Development/Shopping Center formula regardless of individual uses.
  - <sup>5</sup> All loading and unloading space shall be off the street or right-of-way.
  - <sup>6</sup> If the proposed use is associated with a public or private school and located on the same parcel, additional parking will not be required. The use will be considered an accessory use.
- B. In places of assembly where the parking requirement is based on seating, each twenty-two (22) inches of such seating shall be counted as one seat for the purpose of determining the parking requirement.
- C. When determination of the number of required parking spaces results in the requirement of a fractional space, any fraction equal to or greater than 0.50 shall require one additional parking space.

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SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this ordinance.

SECTION 3. Effective Date. The provisions of this ordinance shall become effective thirty (30) days after passing of the ordinance.

ADOPTED and APPROVED by the Council of the City of Lawton, Oklahoma, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
STANLEY BOOKER, MAYOR

ATTEST:

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DONALYNN BLAZEK-SCHERLER, CITY CLERK

APPROVED as to form and legality this \_\_\_\_ day of \_\_\_\_\_, 2024.

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JOHN R. ANDREW, CITY ATTORNEY

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Brief Gist

This ordinance will designate the parking requirements for stadiums, sports fields and arenas that provide fixed seating and non-fixed seating. The number of required parking spaces will be based on the fixed seating capacity and/or the number of players per field.

ADOPTED and APPROVED by the Council of the City of Lawton, Oklahoma, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
STANLEY BOOKER, MAYOR

ATTEST:

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DONALYNN BLAZEK-SCHERLER, CITY CLERK

(Published in *The Lawton Constitution* this \_\_\_\_ day of \_\_\_\_\_, 2024)